

TRUSTEE'S DEED

REC-2 PM 1:20

85304196

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

70-22-086 DF RALPHS

Section 4  
Exempt under provisions of paragraph 1  
Real Estate Tax  
11/2/85  
Date  
Buyer, Seller or Representative  
No consideration

THIS INDENTURE, made this 11th day of November, 1985, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of December, 1981, and known as Trust Number 54186 party of the first part, and Ronald R. Peterson, 9001 North Luna Ave., Morton Grove, Illinois 60053 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof

04-08-200-032-1073 JRS.

together with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, unto the proper use, benefit and behoof, forever, of said party of the second part.

This deed is subject to the items listed on Exhibit B attached hereto and made a part hereof.

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all first deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
an Trustee, as aforesaid, and not personally,



By \_\_\_\_\_ Vice President  
Attest \_\_\_\_\_ Assistant Secretary

STATE OF ILLINOIS,  
COUNTY OF COOK

} ss.

THIS INSTRUMENT  
PREPARED BY

AMERICAN NATIONAL BANK  
AND TRUST COMPANY  
OF CHICAGO  
33 N. LEXALLE  
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

NOV 25 1985

Loetta M. Sovenski  
Notary Public

DELIVERY INSTRUCTIONS  
NAME: Ronald R. Peterson  
STREET: Jenner & Block  
One IBM Plaza  
CITY: Chicago, Illinois 60611

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

3050 Pheasant Creek X  
Unit #106  
Northbrook, Illinois 60062

RECORDER'S OFFICE BOX NUMBER  
BOX 333 - TH

This space for withholding riders and revenue stamps

85 304 196

Document Number

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## Exhibit A

### Legal Description

#### Parcel 1:

Unit 2-106B and Parking Space no. 52 in Pheasant Creek Condominium Number 5, as delineated on a survey of the following described real estate:

Parts of Lots A and B in White Plains Unit No. 7, being a subdivision in Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, together with part of 2 acres conveyed to F. Walter, December 4, 1849, as document 24234, all in Cook County, Illinois, which survey is attached as Exhibit C to the Declaration of Condominium recorded as document 25459822, together with its undivided percentage interest in the common elements

#### Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, and Restrictions for the Pheasant Creek Association recorded as document 22648909, as supplemented from time to time, and in the Declaration of Easement recorded as document 25459821 and 25926881.

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## Exhibit B

- Subject to:
- (1) Declaration of Condominium
  - (2) Provisions of the Condominium Property Act of Illinois
  - (3) General taxes for 1984 and subsequent years
  - (4) Special taxes or assessments, if any, for improvements not yet completed
  - (5) Installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed
  - (6) Building lines and building and liquor restrictions of record
  - (7) Zoning and building laws and ordinances
  - (8) Private, public and utility easements
  - (9) Public roads and highways
  - (10) Installments due after the date of closing of assessments established pursuant to the Declaration of Condominium
  - (11) Covenants and restrictions of record as to use and occupancy
  - (12) Party wall rights and agreements, if any

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