

UNOFFICIAL COPY

DEED OUT OF TRUST

85570358

This Indenture

Made this 25th day of JULY 1986 between INDEPENDENT TRUST CORPORATION, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said INDEPENDENT TRUST CORPORATION, in pursuance of a trust agreement dated the 10th day of June 1978, and known as Trust Number 178

Party of the first part, and C. J. GALLAGHER and MARY L. GALLAGHER, his wife, as joint tenants with right of survivorship and not as tenants in common

of 1865 Ashbury Lane - Palatine, IL party of the second part TEN AND NO HUNDRETHS (\$10.00) Dollars and other good and valuable considerations in hand paid does hereby grant, sell and convey unto said party of the second part, the following described real estate situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 1865 Ashbury Lane Building 7, Unit 7-2 Palatine, IL

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

PIN 02-29-402-002

to have and to hold the same unto said party of the second part to the proper use, benefit and behoof forever of said party of the second part

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In witness whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

DOCUMENT PREPARED BY: INDEPENDENT TRUST CORPORATION

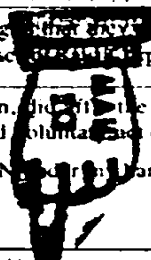
THIS INSTRUMENT WAS PREPARED BY: GARY J. IRWIN, 12 West Madison, Second Floor, Chicago, IL 60602

As Trustee as aforesaid GARY J. IRWIN VICE PRESIDENT AND TRUST OFFICER
By: [Signature] Trust Officer
Attest: [Signature] LAURIE WOLSKE Assistant Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named [Name] and the above named [Name] personally known to me to be the [Name] whose names are subscribed to the foregoing instrument as such, and [Name] and [Name] respectively, appeared before me this day in person, and acknowledged their execution and delivery of the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said [Name] did also then and there acknowledge that he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of JULY 1986



[Signature] Notary Public

OFFICE SDL
Notary Public, State of Illinois
My Commission Expires June 30, 1990

Please mail to RALPH NAKKI 474 SUMMIT STREET ELGIN, ILLINOIS 60120

Mail subsequent tax bills to: 25 Gallagher 1865 Ashbury Lane Palatine, IL 60050

to 10051115 2/8/

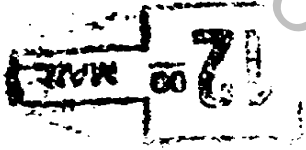
STATE OF ILLINOIS

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Property of Cook County Clerk's Office

88-570333



DEPT-01 RECORDING \$18.25
TRK333 TRAN 6911 12/01/86 13:15:00
#1991 # A #-06-570333
COOK COUNTY RECORDER

88012589

UNOFFICIAL COPY

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PARCEL 1:
BUILDING 7 UNIT 7-B IN ABBEY COUNTRY HOMES II CONDOMINIUM AS DELINEATED AND DEFINED IN SURVEY ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 85131021 AND AS AMENDED FROM TIME TO TIME AND SUPPLEMENTED BY INSTRUMENT RECORDED AS DOCUMENT NO. 86513710 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 85131021 AND 85131022.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH DECLARATION OF CONDOMINIUM; AND RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP IN SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEE OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEE SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

SUBJECT TO: (i) GENERAL REAL ESTATE TAXES FOR 1996 AND GENERAL REAL ESTATE TAXES FOR SUBSEQUENT YEARS; (ii) EASEMENTS, (iii) COVENANTS, CONDITIONS, AGREEMENTS, BUILDING, BUILDING LINE AND USE OF OCCUPANCY RESTRICTIONS; (iv) DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT; (v) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (vi) ACTS DONE OR SUFFERED BY BUYER; (vii) CONDOMINIUM PROPERTY ACT OF ILLINOIS; (viii) DECLARATION OF CONDOMINIUM OWNERSHIP AND ALL AMENDMENTS THERETO; (ix) UMBRELLA DECLARATION; (x) BYLAWS RELATING TO ANY DECLARATION; (xi) EXISTING LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; (xii) RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE IN AND THAT PART OF THE PROPERTY FALLING IN PUBLIC STREETS; (xiii) LIENS AND OTHER MATTERS OVER WHICH THE TITLE INSURER PROVIDED HEREIN COMMITS TO INSURE BY ENDORSEMENT.

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