

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 4th day of December, 19 85, 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 May, 1971, and known as Trust Number 75604 party of the first part, and John P. Duffy and Maureen A. Duffy, 7B Dundee Qtr., #302, Palatine, IL 60074, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00)-----Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 7-302 at the Windhaven Condominium, Cook County, Illinois; 7B Dundee Quarter, #302, Palatine, Illinois 60074 Permanent Index Number: 02-01-302-074-1236 TP
SUBJECT TO:

- (1) Real estate taxes for 1983 and subsequent years.
(2) The Illinois Condominium Property Act.
(3) Covenants, conditions and restrictions and building lines of record.
(4) Easements existing or of record.
(5) Encroachments, if any.

togeth or with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

The tenant, if any, of the Unit has either waived or failed to exercise the right of first refusal to purchase the Unit or had no such right under the provisions of the Illinois Condominium Property Act.

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 therunto 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 in 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 as Trustee, as aforesaid, and not personally.



By [Signature] VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

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.

This instrument prepared by:
Brian Maltzer
Schwartz & Frauman
401 N. Michigan Av.
Chicago, Il. 60611

Given under my hand and Notary Seal.

[Signature] Date JAN 10 1986
Notary Public

DELIVERY INSTRUCTIONS
NAME: Mr. John P. Duffy
STREET: Mrs Maureen A. Duffy
CITY: 7B Dundee Qtr., #302 Palatine, Il. 60074
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 7-302
7 Dundee Quarter #302
Palatine, Illinois 60067

This space for affixing riders and revenue stamps

86060752

Document Number

UNOFFICIAL COPY

RECORDED

Property of Cook County Clerk's Office

--86-060752



DEPT-01 RECORDING
#6971 # C * 86-060752
TRAN 8291 02/11/86 14:44:00
\$12.25



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

RECEIVED
DEPT. OF REVENUE
\$ 17.50

REAL ESTATE TRANSFER TAX

\$ 17.50

UNOFFICIAL COPY

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EXHIBIT "A"

Unit No. 7-302 in Windhaven Condominium, as delineated on a plat of survey of a portion of that part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit C to the Declaration of Condominium Ownership for Windhaven Add On Condominium and of Easements Relating to Unconverted Area, recorded in Cook County as Document No. 25609759 (the "Declaration"), together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Cook County Clerk's Office