

THIS INDENTURE, made this Seventh day of July, 1987, 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 11th day of April, 1985, and known as Trust Number 64050 party of the first part, and Lawrence Posson and Roseanne Posson, his wife 1608 Warwick Court, Wheeling, Illinois parties of the second part.

15.00

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:

See Exhibit A attached hereto and made a part hereof.

Real Estate Tax No. 03-04-302-014/03-04-302-015  
 03-04-302-016/03-04-302-012  
 03-04-400-020/03-04-400-021

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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together with the tenements and appurtenances thereto belonging.

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

See Exhibit B attached hereto and made a part hereof.

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 thereto enabling. This deed is made subject to the liens of all trust 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  
as Trustee, as aforesaid, and not personally.



By \_\_\_\_\_ VICE PRESIDENT  
 Attest \_\_\_\_\_ 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 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: Shepard Gould

American National Bank and Trust Company

Given under my hand and Notary Seal.

JUL 15 1987

Rudnick & Wolfe, Notary Public, State of Illinois, Commission Expires 8/2/90, Suite 200, Chicago, IL 60602

*Handwritten signature of Karen E. Burns*  
Notary Public

DELIVERY

NAME Debra Rand  
 STREET WAZI  
 2600 River Road  
 CITY Des Plaines, IL 60018

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1608 Warwick Court

Wheeling, Illinois

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER 15

77 A 227433

This space reserved for recording jurisdiction

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Document Number

# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

044248  
REVENUE  
STAMP  
SEP-2-87  
Cook County  
REAL ESTATE TRANSACTION TAX  
50.25

175094  
COOK  
CLERK  
CO. NO. 416  
SEP-2-87  
DEPT. OF  
REVENUE  
Cook County  
REAL ESTATE TRANSFER TAX  
50.25  
STATE OF ILLINOIS

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TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

Schedule A - Continued

Commitment No.: 202769-1

## EXHIBIT A - LEGAL DESCRIPTION

Unit No. ~~8-46-R-C-2~~ in THE ARLINGTON CLUB CONDOMINIUM as delineated on the survey of a portion of the following described real estate:

The Final Plats of The Arlington Club Unit 1, Unit 2 and Unit 3, being Subdivisions of part of the East half of the Southwest Quarter and part of the Southeast Quarter of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Wheeling, Cook County, Illinois, according to the Plats and Certificates of Corrections thereto, which Survey is attached as Exhibit A to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 11, 1985 and known as Trust No. 64050 recorded in Office of the Recorder of Deeds, Cook County, Illinois on June 17, 1986 as Document Number 86,245,994 together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium, as amended from time to time, excepting the Units as defined and set forth in the Declaration and Survey, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby.

Permanent Tax Numbers: 03-04-302-014  
03-04-302-015  
03-04-302-016  
03-04-302-012  
03-04-400-020  
03-04-400-021

Volume: 231

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NOTE: There has been no tax division for the individual condominium units.

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Grantor hereby grants to the grantee, its 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 of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions, 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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PROPERTY

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## EXHIBIT B

SUBJECT TO: (1) general real estate taxes not due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year hereof; (2) special taxes or assessments for improvements not yet completed; (3) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (4) the Condominium Act of Illinois; (5) the Plat of Subdivision for Arlington Country Club; (6) terms, provisions and conditions contained in the Declaration of Condominium filed relative to the Real Estate described herein, including all amendments and exhibits thereto (7) applicable zoning and building laws and ordinances; (8) easements, roads and highways; (9) drainage ditches, tiles, feeders and laterals, if any; (10) unrecorded public utility easements, if any; (11) Purchaser's mortgage, if any; (12) plats of dedication and plats of subdivision and covenants thereof; (13) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (14) Annual Maintenance Assessments of Wheeling Drainage District No. 1 not yet due and payable.

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