

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS 87488267  
FILED FOR RECORD 7 4 3 3 2 1  
1907 SEP -4 AM 11: 50 87488267

TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 6th day of August, 19 87, 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 19th day of DECEMBER, 19 84, and known as Trust Number 63166, party of the first part, and Karen L. Anderson, divorced and not remarried

-----party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

13.00

REAL ESTATE TAX NO. 07-18-300-005-0000

Page 1 of 2

*[Signature]*

SUBJECT TO: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

together with the incumbrances thereunto belonging.

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

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 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 *[Signature]* VICE PRESIDENT

Attest *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY RICHARD H. LEVY, ESQ.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
33 N. LaSALLE  
CHICAGO, ILLINOIS  
RUDNICK & WOLFE  
30 N. LaSalle Street  
Chicago, Illinois 60602

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 of said National Banking Association for the uses and purposes therein set forth.

OFFICIAL SEAL  
Notary Public, State of Illinois  
Commission Expires 12/26/90

*[Signature]* Date 8/14/87  
Notary Public

DELIVERY INSTRUCTIONS  
NAME Robert Anderson  
STREET P.O. Box 128  
CITY Addison, Ill. 60101  
OR  
RECORDER'S OFFICE BOX NUMBER 15

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
283 Green Knoll Lane  
Streamwood, Illinois

87488267

Document Number

This space reserved for recording jurisdiction

# UNOFFICIAL COPY

87488267

00  
81

Property of Cook County Clerk's Office

044282  
Cook County  
REAL ESTATE TRANSFER TAX  
REVENUE  
SEP 4 87  
49.75

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
SEP 4 87  
49.75  
COOK COUNTY  
CO. NO. 216  
178128

# UNOFFICIAL COPY

## EXHIBIT "A"

Unit 1-8-17-D-283 in Wildberry Condominium, Streamwood, Illinois, as delineated on a survey of the following described real estate:

Part of Wildberry Unit 1, and other lands, being a Subdivision in the Southwest Quarter of Section 18, Township 41 North, Range 10, East of the Third Principal Meridian, Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 5, 1986, as Document No. 86-226144 together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as same are filed of record.

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.

### SUBJECT TO:

1. General Real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year;
2. *[Faint text]*
3. Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
4. Terms and provisions of the Illinois Condominium Property Act;
5. Matters contained on the plat filed with the Declaration of Condominium Ownership for Wildberry Condominium;
6. Terms, provisions and conditions of the Declaration of Condominium for Wildberry Condominium, including all amendments and exhibits thereto;
7. Applicable zoning and building laws and ordinances;
8. Roads and highways, if any;
9. Unrecorded public utility easements, if any;
10. Purchaser's mortgage, if any;
11. Plats of dedication and plats of subdivision and covenants thereon;
12. Acts done or suffered or judgments against Purchaser or anyone claiming under Purchaser; and
13. Encroachments, if any.

87488267

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Special taxes or assessments for improvements not yet completed