

THIS INDENTURE, made this 14th day of September, 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 22nd day of April, 19 71, and known as Trust Number 75661 party of the first part, and Nipunkumar Tolia and Sadhna/Tolia, his wife, 938 Boxwood, Mount Prospect, IL. N. 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:

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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1987 SEP 23 PM 2:13

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See attached "Exhibit A"

together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto said parties of the second part, to have, not in tenancy in common, but in joint tenancy. Subject to: General real estate taxes for 1987 and all subsequent years; covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements, if any; and to the Declaration of Covenants, Conditions, Easements and Restrictions for Mount Prospect Townhomes Owners Association.

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 }
COUNTY OF COOK } SS.

J. M. Whelan

This instrument prepared by

American National Bank and Trust Company
33 North La Salle Street
Chicago, Illinois
Commission Expires 6/27/88

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.

Given under my hand and Notary Seal,

Date 9/18/87

Loretta M. Savenaki
Notary Public

DELIVER INSTRUCTIONS

NAME JACK J. LEON
STREET 205 W. RANDOLPH STREET
CITY SUITE 1540
L Chicago, IL 60606

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

938 Boxwood
Mt. Prospect IL 60056

RECORDER'S OFFICE BOX NUMBER 15

TIC # A-231504 10142

87518972

Document Number

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87518972

Property of Cook County Clerk's Office

074495
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 22 '87
P.S. 11430
28.00

COOK
CO. RD. 016
175334
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
SEP 23 '87
28.00

UNOFFICIAL COPY

THE NORTHWESTERLY 20.57 FEET OF THE SOUTHEASTERLY 163.54 FEET OF THAT PART OF LOT 1006 COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1006; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1006, A DISTANCE OF 53.65 FEET TO A CORNER OF SAID LOT 1006; THENCE NORTHWESTERLY ALONG THE LINE COMMON TO LOTS 1006 & 1005, A DISTANCE OF 23.46 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES, 163.54 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, 50.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 163.47 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES, 50.00 FEET TO THE POINT OF BEGINNING IN BRICKMAN MANOR FIRST ADDITION UNIT 6, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1960 AS DOCUMENT NUMBER 17852223, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, 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, AFORESAID, AND THE 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 CONVEYANCE 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.

Parcel II:

Easements for ingress and egress as set forth in the Plat of Easements and the Declaration of Easements, covenants and conditions and restrictions recorded as Documents 18,441,988 and 86-592,433.

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