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TRUSTEE'S DEED

1987 DEC 29 PM 12:05

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Form 2459 Rev. 5-77

Individual

The above space for records use only

TTT-A.331603
page 1 of 2

THIS INDENTURE, made this 7th day of November, 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 4th day of August, 1986, and known as Trust Number 068928-06 party of the first part, and Jeffrey W Spolarich, Single 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:

13.00

Permanent Real Estate Index Number: Part of 07-24-322-0157-013

together with the easements and appurtenances thereto 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 and to the second part. SUBJECT TO:

- (1) Real estate taxes not yet due and payable; (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 Illinois Condominium Property Act; (5) Terms, provisions and conditions contained in the Declaration of Condominium Ownership for the Willow Bend Condominium dated and recorded as Document No. ; (6) Matters contained on Plans of Subdivision of record and Plans of Dedication and covenants thereon; (7) Applicable zoning and building laws and ordinances; (8) Easements, roads and highways; (9) Drainage ditches, tiles, feeders and laterals; and (10) Unrecorded public utility easements.

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 mortgages 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 hereunto affixed and by its Assistant Secretary to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and witnessed by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and by personally.



By: [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AND ADMINISTRATION
TRANSFER TAX
DATE 12/11/87
EXEMPT

This space for return

87677125

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the original instrument as the same appears to me to be in the presence of the parties thereto, who are subscribed to the foregoing instrument as such, and who are Vice President and Assistant Secretary respectively, appeared before me this 10th day of November, 1987, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and in 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 copresident 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.

Rudnick & Wolfe
30 N. LaSalle, Suite 2600
Chicago, IL 60602

Given under my hand and Notary Seal,

[Signature] Notary Public

NOV 26 1987
Date

NAME Frank Hines
STREET P.O. Box 724
CITY ELK GROVE IL 60009
OR
INSTRUCTIONS 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1305 Pennwood Court

Schaumburg, Illinois

RECORDER'S OFFICE BOX NUMBER

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 4625
 179510
 COOK COUNTY

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP
 4625

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Unit No. 1-1-3-L-5-2 at Willow Pond at Bar Harbour Condominium as delineated on the survey of a portion of the following described property:

Willow Pond at Bar Harbour, being a Subdivision in the West 1/2 of the Southwest 1/4 of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Streamwood, Cook County, Illinois, 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 August 4, 1986 and known as Trust Number 068928-06, recorded in the Office of the Recorder of Deeds, Cook County, Illinois on 12/4/87 as Document Number 87043330 together with the undivided percentage interest of the common elements appurtenant to said Unit as set forth in said Declaration, 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 the Amended Declaration as same are filed of record in Cook County, Illinois.

Permanent Tax Numbers: 07-24-300-006 Volume: 187
 07-24-300-013
 07-24-300-015

Said matter affects this and other property.

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

Grantor also 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.

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