

87048150

Form 5591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 2nd day of December, 1986, 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 February, 1978, and known as Trust Number 42202 party of the first part, and Harve A. Ferrill and Sharon Ann Ferrill

Husband and Wife J/T/W/R/O/S, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and 00/100 (\$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, and legally described on Exhibit "A" attached hereto and made a part hereof

together with the tenements and appurtenances thereunto belonging.

The party of the first part hereby reserves to itself, its successors and assigns, the rights and easements set forth in the Preservation Declaration of The Landmark described on Exhibit "A" attached hereto, for the benefit of the remaining property described therein.

COOK COUNTY, ILLINOIS
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TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy, subject to the matters on 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 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,



[Handwritten signature]

By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

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 above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Greater, 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 use 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:
James S. Gray
Altheimer & Gray
One TRM Plaza
Suite 3700
Chicago, Illinois 60611

Given under my hand and Notary Seal,

[Handwritten signature] Date 12/19/86
Notary Public

DELIVERY INSTRUCTIONS
NAME Mr. Harve A. Ferrill
STREET Mrs. Sharon Ann Ferrill #14, The Landmark
CITY Northfield, Illinois 60093
L John K. Kven Flew 23 N LaSalle Chicago, IL 60602 OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
#14, The Landmark
Northfield, Illinois 60093
P.I.N. 05-19-324-080-0000

RECORDER'S OFFICE BOX NUMBER BOX 333-CA

7090 339 J
7090 090 J

COOK COUNTY REC. DIV. 224
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
JAN 26 1987
STATE JAN 26 1987
COOK COUNTY REAL ESTATE TRANSFER TAX SECTION TAX
156.00
Cook County

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EXHIBIT A

PARCEL 1:

Lot__14__in The Landmark of Northfield, being a Subdivision of part of the Southwest Quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded on December 3, 1980, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25690960, in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Preservation Declaration of The Landmark dated December 3, 1980 and recorded December 3, 1980, as Document No. 25691004 in Cook County, Illinois.

PARCEL 3:

Easement for the Benefit of Parcel 1, as created by grant from the following: Illinois Bell Telephone Company, a Corporation of Illinois to Maywood-Proviso State Bank, as Trustee under Trust Agreement dated January 2, 1970 and known as Trust Number 2610 dated January 9, 1979 and recorded February 9, 1979 as Document 24839084 of the right, privilege and authority to construct, reconstruct, repair, maintain and operate a sewer in, under and through part of the Land.

The East 12 feet, except the North 45.10 feet of that part of the South 21 acres of the Southwest 1/4 of Section 19, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of the Southwest 1/4 aforesaid, 250.79 feet East of the intersection of said South line with the Easterly Right of Way line of Public Service Company of Northern Illinois (as measured along said South line); thence West along the South line of said Southwest 1/4, a distance of 100.79 feet to a point; thence Northwesterly along a line 150 feet East of and parallel with the Easterly line of the aforesaid Right of Way (as measured on said South line), a distance of 360.38 feet to a point on the North line of Happ's Subdivision of the South 107 acres of said Southwest 1/4; thence East along said North line, a distance of 181.74 feet to a point 345.72 feet West of the center line of Happ Road (as measured on said North line); thence South at right angles to said North line, a distance of 45.1 feet to a point; thence East parallel with said North line, a distance of 6.33 feet to a point; thence South, a distance of 304.48 feet to the point of beginning, in Cook County, Illinois.

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EXHIBIT B

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Subject to: General real estate taxes and special assessments not due and payable as of the date hereof and subsequent years; applicable zoning and building laws and ordinances; the Plat of The Landmark of Northfield, the Preservation Declaration of The Landmark and By-Laws of The Landmark Residence Preservation Association, including all amendments and exhibits thereto, and including all of the covenants, conditions, easements and restrictions set forth therein; covenants, conditions, restrictions and other matters of record; private, public and utility easements, and roads and highways, if any; encroachments, overlaps, and boundary line disputes, if any; right of the Public, the State of Illinois and the Village of Northfield in and to that part of Outlot "A" as shown on the Plat of The Landmark of Northfield presently taken or used for road purposes; rights of the Public and of the Village of Northfield in and to that part of the Property lying Northeasterly of a line 40 feet West of and parallel with the center line of Happ Road for water supply purposes, on petition of the Village of Northfield filed June 11, 1929 in County Court as Case No. 61944; rights of the Public and of the Village of Northfield in and to that part of land lying Easterly of a line drawn 40 feet Westerly of and parallel to the Easterly line of the Property, condemned for street purposes on petition of the Village of Northfield filed June 11, 1929 as Case No. 61944, County Court; party wall rights and agreements, including, without limitation those contained in the Preservation Declaration of The Landmark; leases and licenses, and agreements relating to landscaping, maintenance, repair, snow removal, refuse, or other services to, for or on the demised premises and Outlot "A" as shown on the Plat of The Landmark of Northfield.

Clerk's Office

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