

# UNOFFICIAL COPY

12.00

**This Indenture,** Made this 21st day of January, 1987,  
 between BURBANK STATE BANK, a corporation of Illinois, as trustee under the provisions of  
 a deed or deeds in trust duly recorded and delivered to said BURBANK STATE BANK, in  
 pursuance of a trust agreement dated the 31st day of August, 1984,  
 and known as Trust Number 863, Party of the first part, and  
Marguerite Wendell

of Chicago, Illinois party of the second part.

**Witnesseth,** That said party of the first part, in consideration of the sum of  
Ten and no/100 Dollars, and other good and valuable  
 considerations in hand paid, does hereby grant, sell and convey unto said party of the second  
 part, the following described real estate, situated in Cook County, Illinois, to-wit:

See attached rider for Legal Description

COOK COUNTY, ILLINOIS  
 FILED FOR RECORD

1987 FEB -4 AM 11:49

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Common Address: 8533 North Ferris, Morton Grove, Illinois

together with the tenements 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 said party of the second part.

Grantor also hereby grants to the grantee, its successors and assigns,  
 as rights and easements appurtenant to the above described real estate,  
 all 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.

This deed is executed pursuant to and in the exercise of the power and authority granted  
 to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee  
 in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of  
 every trust deed or mortgage (if any there be) of record in said county given to secure the  
 payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Trust Officer and  
 attested by its Vice President, the day and year first above written.

Document Prepared By:  
 Thomas G. Draths  
 Burke, Griffin, Chomicki & Wienke, P.C.  
 303 East Wacker, Suite 1000

**BURBANK STATE BANK**  
 As Trustee as aforesaid,  
 By [Signature]  
 Asst. Trust Officer

Chicago, IL 60601

Attest [Signature]  
 Asst. Vice President

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Box .....

TRUSTEE'S DEED

BURBANK STATE BANK

As Trustee under Trust Agreement

TO

MAIL TO:

PHILIP GROSSMAN  
8707 SKOKIE BLVD.  
SKOKIE, ILLINOIS 60077

10/9

Property of Cook County Clerk's Office

the undersigned }  
 } ss. }  
 A notary public in and for said County, in the State aforesaid, DO HEREBY  
 CERTIFY, that Virginia L. Doyle, Asst. Trust Officer  
 of the BURBANK STATE BANK, President  
 and Joan E. Lynch, Asst. Trust Officer  
 whose names are subscribed to the foregoing instrument as such, A.T.O.  
 and A.V.P., 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 Company,  
 for the uses and purposes therein set forth; and the said  
 she  
 did also then and there acknowledge that, as a signatory of the  
 corporate seal of said Company, did affix the said corporate seal of said Company to  
 said instrument as her own free and voluntary act, and as the free and  
 voluntary act of said Company, for the uses and purposes therein set forth;  
 Given under my hand and Notarial Seal this 8th day of January, 1957  
 Notary Public

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## LEGAL DESCRIPTION

UNIT 2 IN THE FERRIS HOUSE CONDOMINIUM, AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ("PARCEL"):

LOTS 1, 2, 3, 14, 15 AND WEST 15 FEET OF LOT 4, TOGETHER WITH ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 85-109,852 IN BLOCK 3 IN AUGUST PETERS' SUBDIVISION OF BLOCK 3 OF BINGHAM AND FERNALD'S MORTON GROVE SUBDIVISION OF LOT 40 IN COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 20, 1908 AS DOCUMENT 4,291,976 (EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED CURVED LINE BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AND TANGENT TO THE EAST LINE OF FERRIS AVENUE; THENCE SOUTHEASTERLY ON SAID CURVED LINE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 128.08 FEET, AN ARC LENGTH OF 155.02 FEET TO A POINT OF TANGENCY AND TERMINATION OF SAID LINE, SAID POINT BEING 6.61 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 3), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURBANK STATE BANK, AS TRUSTEE UNDER A TRUST AGREEMENT DATED AUGUST 31, 1984 AND KNOWN AS TRUST NUMBER 863, AND RECORDED AUGUST 29, 1984 AS DOCUMENT NUMBER 86-384,002, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

- Subject to:
1. General taxes for 1986 and subsequent years.
  2. Private, public and utility easements; Declaration of Condominium Ownership; party wall rights and agreements, if any; covenants, conditions and restrictions of record.

P.I.N. 10-20-112-034  
10-20-112-035  
10-20-112-036  
10-20-112-037  
10-20-112-016  
10-20-112-017

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