

222585

THIS INDENTURE, made this Seventh day of January, 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 11th day of April, 1985, and known as Trust Number 64050 party of the first part, and William M. Kefalas, a bachelor 1604 Brittany Court, Wheeling, Illinois party of the second part.

12.00

WITNESSETH, that said party of the first part, in consideration of the sum of 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.

Real Estate Tax No. 03-04-400-014/03-04-302-009

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 24 '87

49.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

FEB 24 '87

49.00

DEPT. OF REVENUE

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.

See 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 thereunto enabling. This deed is made subject to the liens of all first 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.

THIS INSTRUMENT PREPARED BY

Shepard Gould

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LA SALLE CHICAGO, ILLINOIS

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, 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"

Rudnick & Wolfe, Notary Public, State of Illinois, 30 N. LaSalle, Chicago, Illinois 60602. Commission Expires 8/27/90

Signature of Karen Powers

Date JAN 13 1987

Notary Public

DELIVERY INSTRUCTIONS: NAME Steve Zavis, Schwartz + Freeman, STREET 401 N. Michigan Avenue Suite 3400, CITY Chicago, IL 60611

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1604 Brittany Court

Wheeling, Illinois

RECORDER'S OFFICE BOX NUMBER 15

87104520

UNOFFICIAL COPY

FORM NO. 12



Property of Cook County Clerk's Office

10/1/10

UNOFFICIAL COPY

87104520

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

Schedule A - Continued

Commitment No.: 202769

EXHIBIT A - LEGAL DESCRIPTION

Unit No. 4-79-L-A-2 in THE ARLINGTON CLUB CONDOMINIUM as delineated on the survey of a portion of the following described real estate:

The Final Plat of The Arlington Club Unit 1, being a Subdivision of part of the East half of the Southwest Quarter and part of the Southeast Quarter of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Wheeling, Cook County, Illinois, according to the Plat thereof recorded October 31, 1985 as Document 85,262,703, and Certificate of Correction recorded April 1, 1986 as Document 86,123,061 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 April 11, 1985 and known as Trust No. 64050 recorded in Office of the Recorder of Deeds, Cook County, Illinois on 6-17-86 as Document Number 26-245-994 together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium, 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 amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby.

Permanent Tax Numbers: 03-04-400-014
03-04-302-009

Volume: 231

Said matter affects this and other property.

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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EXHIBIT E

SUBJECT TO: (1) general real estate taxes not due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year hereof; (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 Condominium Act of Illinois; (5) the Plat of Subdivision for Arlington Country Club; (6) terms, provisions and conditions contained in the Declaration of Condominium filed relative to the Real Estate described herein, including all amendments and exhibits thereto (7) applicable zoning and building laws and ordinances; (8) easements, roads and highways; (9) drainage ditches, tiles, feeders and laterals, if any; (10) unrecorded public utility easements, if any; (11) Purchaser's mortgage, if any; (12) plats of dedication and plats of subdivision and covenants thereof; (13) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (14) Annual Maintenance Assessments of Wheeling Drainage District No. 1 not yet due and payable.

Putnam County Clerk's Office

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