

**UNOFFICIAL COPY**

1987 JUN 18 AM 11:28 87308429

THE CONDOMINIUMS  
OF NORTHBROOK COURT  
CONDOMINIUM II

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 1st day of June, 1987, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 14th day of November, 1978, and known as Trust Number 10 73655 party of the first part, and

LEATRICE SCHATZMAN  
Unit 5-G, 1250 Rudolph Road  
Northbrook, Illinois 60062

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 convey and quitclaim unto said party of the second part, the following described real estate, situated in County, Illinois, to-wit: SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO:

Subject to: Declaration of Condominium; General taxes for 2nd installment of 1986 and subsequent years; provisions of the Condominium Property Act of Illinois; building lines and building and liquor restrictions of record; zoning and building laws and ordinances, private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the purchaser and subject to the current lawsuit of record in the Circuit Court of Cook County, Illinois, Case number 84 L 10066.

GRANTOR ALSO HEREBY GRANTS TO 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 DECLARATION OF CONDOMINIUM AFORESAID AND IN THE DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS FOR THE CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION RECORDED AS DOCUMENT 25415820 AS AMENDED FROM TIME TO TIME.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, CONVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND SPECIFIED AT LENGTH HEREIN.

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.

PERMANENT TAX I.D. #04-03-200-022 - 1063

12.00

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 herein affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, on this day and year first above written.

CHICAGO TITLE AND TRUST COMPANY as Trustee as aforesaid,

By *Thomas J. ...* Assistant Vice-President  
Attest *Maria Sanders* 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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

"OFFICIAL SEAL"  
Marylou Estrada  
Notary Public, State of Illinois  
My Commission Expires 3/12/91

Given under my hand and Notarial Seal JUN 01 1987 Date

*Marylou Estrada* Notary Public

DELIVERY INSTRUCTIONS  
NAME HAROLD BERG  
STREET 5301 W. DEMPSTER  
CITY SKOKIE, ILL 60077  
OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
Unit 5-G1250 Rudolph Road  
Northbrook, Illinois 60062

THIS INSTRUMENT WAS PREPARED BY: LAW OFFICES OF FREDRICK ROTHENBERG, LTD. ONE E. WACKER DR. SUITE 1310 CHICAGO, IL 60601

RECORDER'S OFFICE BOX NUMBER BOX 333 - HV

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
Cook County  
REAL ESTATE TRANSACTION TAX  
87308429  
Document Number

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Property of Cook County Clerk's Office

"OFFICIAL SEAL"  
Marilyn Estabro  
Notary Public, State of Illinois  
(Commission Expires 3/12/21)

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## LEGAL DESCRIPTION RIDER

CONDOMINIUMS OF NORTHBROOK COURT  
CONDOMINIUM II  
1250 RUDOLPH ROAD  
NORTHBROOK, ILLINOIS

### PARCEL 1:

Unit 5-C in the Condominiums of Northbrook Court Condominium II, as delineated on the survey of the following described real estate: Part of the North East 1/4 of Section 3, Township 42 North, Range 12 East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25627766 together with its undivided percentage interest in the common elements in Cook County, Illinois.

### PARCEL 2:

Easement for ingress and egress for the benefit of Parcels 1, 2, and 3 as set forth in Declaration of Easements, Covenants and Restrictions for the Condominiums of Northbrook Court Community Association recorded as Document Number 25415820 as amended and supplemented from time to time in Cook County, Illinois.

### PARCEL 3:

Perpetual non exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described parcel of land known as Rudolph Road in Cook County, Illinois.

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