

1988 APR 21 PM 2:43

88167478

Form 2591

Joint Tenancy

The above space for recorders use only

118

THIS INDENTURE, made this 11th day of April, 1988, 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 15th day of January, 1984, and known as Trust Number 59798 party of the first part, and Michael F. Healy and Janet Healy, as joint tenants 101 Summit Avenue, Unit 213, Parking Unit G-8, Park Ridge, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 ten dollars/no cents 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, to-wit:

See Legal Description attached hereto and made a part hereof.

p.i.n.: 09-35-207-029
09-35-207-030

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

13.00

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 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 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
Trustee of aforesaid, and not personally.



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 NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, 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 National Banking Association for the uses and purposes therein set forth.

This instrument prepared by: Anita M. Lutkus

American National Bank and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60602

OFFICIAL SEAL

Karen E. Burns
Notary Public, State of Illinois
My Commission Expires 12/1/90

Date 4/11/88

Notary Public

DELIVERY INSTRUCTIONS

NAME William C. Coughlin
STREET 6844 W. 117th St.
CITY Worth IL 60482

OR

BOX 333 - GG

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

101 Summit Avenue and Ridge Terrace
Park Ridge, IL # 213+6

88167478

1436753-7158 617 DB ML 1

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NO. 0439

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 0439

REAL ESTATE TRANSACTION TAX
Cook County
Document Number

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EXHIBIT A

PARCEL 1:
RESIDENTIAL UNIT 213 AND COVERED PARKING UNIT G- 8 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1933 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded March 23, 1988, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 88116446.

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 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 THE FOLLOWING:

1. Real estate taxes not yet due and payable;
2. Special taxes or assessments for improvements not yet completed, any unconfirmed special tax or assessment and installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;
3. Applicable zoning and building laws and ordinances;

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4. All rights, easements, restrictions, conditions, and reservations contained in the Declaration and the Plat attached thereto and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration and the Plat attached thereto;
5. Provisions of the Condominium Property Act of Illinois;
6. Road and Highways, if any;
7. Unrecorded utility easements, easements, covenants restrictions and building lines of record and party wall rights;
8. Encroachments and such other matters as to which the Title Insurer commits to insure Purchaser(s) against loss or damage.
9. Purchaser(s) mortgage, if any; and
10. Acts done or suffered by or judgments against Purchaser(s) or anyone claiming under Purchaser(s).

Permanent Tax Index Numbers: 09-35-207-029 and 09-35-207-030.