

Form XX-9776

THE ABOVE SPACE FOR RECORDERS USE ONLY

UNIT X 51173457

THIS INDENTURE, made this 15th day of June, 1988, between FIRST UNITED TRUST COMPANY (as Successor Trustee to MOUNT PROSPECT STATE BANK), 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 23rd day of August, 1985, and known as Trust Number 1592, party of the first part, and SUSAN J. KROTEN, 1120 Sterling Ave., Palatine, IL 60067

party 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 party of the second part, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL ATTACHED

P.I.N. 02-01-102-051

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE JUL 28 1988 42.50

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Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said part of the second part forever.

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 Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

FIRST UNITED TRUST COMPANY As Trustee as aforesaid,

By Paul M. Greene Assistant Vice-President ATTEST Erla J. Schwarz Assistant Secretary

This instrument was prepared by Paul M. Greene, Trust Officer, First United Trust Company, 111 East Busse Avenue, Mount Prospect, Illinois 60056

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 Paul M. Greene, Assistant Vice President and Erla J. Schwarz, Assistant Secretary of the FIRST UNITED 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.

Given under my hand and Notarial Seal this 28TH day of JUNE, 1988.

Evelyn H. Haasz Notary Public



06456 REAL ESTATE TRANSACTION TAX REVENUE STAMP JUL - 1988 42.50

DELIVERY INSTRUCTIONS NAME: Jordan Shiffrin STREET: 3436 N. Hennicott CITY: Arlington Heights, IL OR Wood Dale RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 2178 Queensburg Lane Palatine, IL 60067

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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UNIT 5-4- TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN HERITAGE MANOR IN PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NO. 87-400835 WHICH SUPPLEMENTS THE DECLARATION RECORDED AS DOCUMENT NO. 22165443, AS AMENDED FROM TIME TO TIME IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT-SET FORTH DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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