

TRUSTEE'S DEED

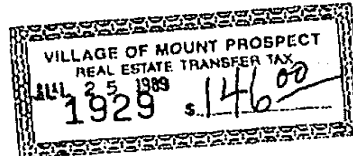
Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 28th day of June, 1989, 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 29th day of February, 1988, and known as Trust Number 104695-00 party of the first part, and Caroline Conti, a widow 1404 B Apricot Court, Mount Prospect, Illinois 60056 party of the second part.

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 grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:



Permanent Real Estate Index Number: 03-28-202-006-0000

together with the tenements and appurtenances thereunto 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.

SUBJECT TO:

(See Exhibit A attached hereto)

14.00

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 hereunto 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.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that I have named _____ Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally knows 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, in possession 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 and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Prepared by: M. Soviensi
Susan Bachman State of Illinois
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LAZALLE
CHICAGO, ILLINOIS
Rudnick & Wolfe
203 North LaSalle
Suite 1800
Chicago, IL 60601

Given under my hand and Notary Seal,

JUL 3 1989 Date

L. M. Soviensi Notary Public

DELIVERY INSTRUCTIONS
NAME: Nicholas D. Maniscalco
STREET: 180 N. LaSalle St
CITY: Suite 2630
Chgo. IL 60601 OR 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1404 B Apricot Court

Mount Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER

This space for affixing stickers and revenue stamps

89411111

Document Number

A 84 7965

UNOFFICIAL COPY

Property of Cook County Clerk's Office

052187
 REAL ESTATE TRANSFER TAX
 Cook County
 REVENUE
 STATE OF ILLINOIS
 SEP-1-89
 72.75

COOK
 CO. NO. 016
 183007
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 SEP-1-89
 72.75

Property of Clerk's Office

99-159

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

UNIT 4-44-5 IN OLD ORCHARD COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
PORTIONS OF OLD ORCHARD COUNTRY CLUB VILLAGE, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 29, 1936 AND KNOWN AS TRUST NUMBER 104695-00 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 99-159, 830, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AS AMENDED FROM TIME TO TIME.

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Property of Cook County Clerk's Office

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EXHIBIT A

1. General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
2. Special taxes or assessments for improvements not yet completed;
3. Easements, covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights;
4. The Illinois Condominium Property Act;
5. Terms, provisions and conditions of the Declaration of Condominium Ownership for Old Orchard Country Club Village Condominium Association, including all amendments and exhibits thereto;
6. Applicable zoning, building and municipal laws and ordinances;
7. Easements, roads and highways, if any;
8. Unrecorded public utility easements, if any;
9. Purchaser's mortgage, if any;
10. Plats of dedication and plats of subdivision and covenants thereon;
11. Annexation agreements;
12. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
13. Liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and
14. Drainage ditches, tiles and laterals, if any.