

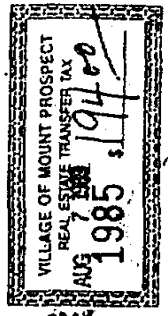
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THIS INDENTURE, made this 21st day of August, 19 89, between First Illinois Bank of Wilmette as trustee under the provisions of a deed, or deeds in trust, duly recorded and delivered to the said bank in pursuance of a trust agreement dated the 9th day of September, 19 88 and known as Trust No. TWB-0728, grantor, and Thaddeus W. Grabowski and Mildred L. Grabowski, his wife, and Gerald F. Grabowski, their son. 13260 Birch Tree Ln., Poway, CA 92064 not as tenants in common, but as Joint Tenants, grantees, WITNESSETH, That grantor, in consideration of the sum of Ten and 00/100 (\$10.00)

89415872

12.00

(The Above Space For Recorder's Use Only)



Dollars and other good and valuable considerations in hand paid, in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Exhibit "A" Attached Hereto and Made a Part Hereof.

COOK COUNTY, ILLINOIS FILED FOR RECORD

1989 SEP - 6 AM 11:12

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 9.6.75 STAMPS HEREON

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has caused its corporate seal to be hereto affixed and has caused its name to be signed and attested to these presents by its duly authorized officers the day and year first above written.

FIRST ILLINOIS BANK OF WILMETTE as trustee aforesaid.

ATTEST: John R. Spurts (SEAL) Vice President

BY: Mildred L. Smith (SEAL) Vice President / Trust Officer

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of First Illinois Bank of Wilmette and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of August 1989 Commission expires MAY 9 1993

This instrument was prepared by First Illinois Bank of Wilmette, 1200 Central Ave., Wilmette Illinois 60091.

MAIL TO: MARY LOU ZURAWSKI ESP. (Name) 6657 N. AVONDALE (Address) CHICAGO, IL 60631 (City, State and Zip)

ADDRESS OF PROPERTY: 215 UNIVERSITY DR. Mt. Prospect, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Thaddeus W. Grabowski (Name) 215 University Dr., Mt. Prospect IL 60056 (Address)

OR RECORDER'S OFFICE BOX NO. BOX 333 - GG

COOK COUNTY REAL ESTATE TRANSACTION 98751 89415872

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EXHIBIT "A"

Unit Number 12 in Village Commons Condominium as delineated on a survey of the following described real estate:

That part of Village Commons P. U. D., being a resubdivision of Lots 2 to 4 and Outlot 1, in Tax Increment Finance Subdivision No. 1 in the Northwest 1/4 of Section 12, Township 41 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit ("A") to the Declaration of Condominium recorded June 23, 1989 as Document #89-288325, together with its undivided percentage interest in the common elements in Cook County, Illinois.

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 herein.

Subject to: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) plat of resubdivision affecting the Townhome; (4) the Declaration including all amendments and exhibits thereto; (5) public, private and utility easements, (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions including those applicable to the Near West Side Conservation Area, as from time to time amended; (8) roads and highways, if any; (9) leases and licenses affecting the Common Areas; (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; (11) matters over which the Escrowee is willing to insure; (12) acts done or suffered by the Purchaser.

Commonly known as: 215 University Drive, Mt. Prospect, Illinois 60056

PIN#: 08-12-116-002(005)-0000

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