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DEPT-01 RECORDING 413.25
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00970 H D * -89-54681.7
COOK COUNTY RECORDER

(The above space for recorder use only)

THIS INDENTURE, made this 27th day of March, 19 89, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 15th day of December, 19 82, and known as Trust Number 25-5512, party of the first part, and Joel Lerner, divorced and not since remarried, party of the second part.

Address of Grantee(s): 1008 Kenneth Circle, Elgin, IL 60120

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 quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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PIN: 06-07-402-146

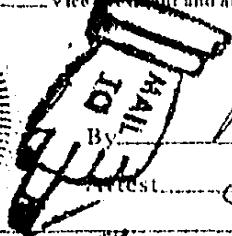
together with the tenements and appurtenances therunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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RECORDING OFFICE
COOK COUNTY, ILLINOIS

Revenue stamps and dates affixed here.

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 Vice President and attested by its Land Trust Officer, the day and year first above written.



BANK OF RAVENSWOOD
As Trustee as Aforesaid

By: *Martin J. Egan* VICE-PRESIDENT
Attest: *Eva Higt* Land TRUST OFFICER

MAIL TO:
NAME: Joel Lerner
ADDRESS: 1008 Kenneth Circle
CITY AND STATE: Elgin, IL
OR RECORDER'S OFFICE BOX NO. _____

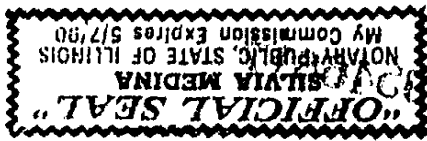
ADDRESS OF PROPERTY:
1008 Kenneth Circle
Elgin, IL 60120
THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY
Eva Higt
BANK OF RAVENSWOOD
1825 WEST LAWRENCE AVENUE
CHICAGO, ILLINOIS 60640

Document Number

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UNOFFICIAL COPY

Property of Cook County Clerk's Office



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I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~several~~ Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of March 19 89.

Silvia Medina
Notary Public

Vice-President of the BANK OF RAVENSWOOD, and
Eva Higt

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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EXHIBIT A

PARCEL 1: UNIT 1008 IN BLOCK 1000 IN KENINGTON SQUARE SECOND ADDITION II, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 27281857 AND AMENDED AS DOCUMENT NUMBER 27281858, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25442191 AND AS AMENDED BY DOCUMENT NUMBERS 26573744 AND 27281858 AND AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

- (A) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING;
- (B) BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD;
- (C) THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KENINGTON SQUARE, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
- (D) PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO, IF ANY;
- (E) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (F) RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS, STREETS OR HIGHWAYS;
- (G) TERMS AND PROVISIONS OF THE PRE-ANNEXATION AGREEMENT ATTACHED AND MADE A PART OF THE PETITION FOR ANNEXATION RECORDED AS DOCUMENT 24150071;
- (H) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED;
- (I) ANY UNCONFIRMED SPECIAL TAXES OR ASSESSMENTS;
- (J) INSTALLMENTS NOT YET DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; AND
- (K) ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER.

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