

UNOFFICIAL COPY 89042482

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THIS INDENTURE, made this 19th day of January, 1989, between GLENVIEW STATE BANK, a corporation of Illinois 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 21st day of December, 1982, and known as Trust Number 3085 party of the first part, and Bank of Ravenswood As Trustee Under Trust No. 25-9797 dated January 16, 1989,

grantees address: 1825 West Lawrence, Chicago, Illinois 60640

parties 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 convey unto said parties of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and made part hereof

The party of the first part hereby reserves to itself, its successors and assigns, the rights and easements set forth in the Environmental Preservation Declaration for the Courts of Regent Wood described on Exhibit "A" attached hereto, for the benefit of the remaining property described therein.

This conveyance is made pursuant to direction and with authority to convey directly to the Trustee Grantee named herein. The powers and authority conferred upon said Trustee Grantee are recited on the attached hereto and incorporated herein by reference.

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

SUBJECT TO: See Exhibit "B" attached hereto and made part hereof

PIN # 04-23-401-025; 04-23-401-024; 04-23-401-020

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 Assistant Trust Officer, the day and year first above written.

GLENVIEW STATE BANK

as Trustee as aforesaid

By Logan O. Cox, VICE-PRESIDENT

Attest Alice Hansen, Assistant 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 Logan O. Cox,

Vice-President of the Glenview State Bank and Alice Hansen,

Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 Assistant Trust Officer 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.



This instrument prepared Given under my hand and Notary Seal this 22nd day of January, 1989 by: Eugene M. Pruban, 2550 Crawford Avenue, Evanston, Illinois 60201. My Commission Expires 11-2-92. CINDY A. FUCHS, Notary Public, State of Illinois.

ADDRESS OF PROPERTY:

Lot 20 Regent Wood Rd. Northfield, IL 60093

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED

MAIL TO: NAME Ms. Sandra Wagman, ADDRESS 3645 Vantage, CITY AND STATE Glenview, Illinois 60025

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

COOK COUNTY DEPT. OF REVENUE JAN 27 1989 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 225.00

89042482 Document Number

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COOK COUNTY, ILLINOIS
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EXHIBIT A

PARCEL 1:
LOT 20 IN COURTS OF REGENT WOOD UNIT 1, BEING A SUBDIVISION OF PARTS OF LOTS 25, 26 AND THE WEST 1/2 OF LOT 27 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT A IN COURTS OF REGENT WOOD UNIT 1 AFORESAID AND OUTLOT B IN COURTS OF REGENT WOOD UNIT 2, A SUBDIVISION OF PARTS OF LOTS 25, 26 AND THE WEST 1/2 OF LOT 27 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AS SET FORTH IN ENVIRONMENTAL PRESERVATION

DECLARATION FOR THE COURTS OF REGENT WOOD RECORDED AUGUST 25, 1987 AS DOCUMENT 87467969 AND PLAT OF SUBDIVISION OF COURTS OF REGENT WOOD UNIT 1, RECORDED JULY 15, 1987 AS DOCUMENT 87390230

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EXHIBIT B

- A. General real estate taxes and special assessments not due and payable at the time of Closing and subsequent years,
- B. Applicable zoning and building laws and ordinances;
- C. The Subdivision Plat, Declaration and By-Laws, including all amendments and exhibits thereto, and including all of the covenants, conditions, easements and restrictions set forth therein,
- D. Covenants, conditions, restrictions and other matters of record,
- E. Private, public and utility easements,
- F. Rights of the public, the State of Illinois, County of Cook and the Village of Northfield in and to that part of the Property taken or used for road purposes,
- G. Easement dated June 11, 1980 and recorded July 11, 1980 as document 25512650 made by Lenore E. Fitzsimons, as executor of the Estate of Francis R. Fitzsimons (deceased) to the Village of Northfield, of a non-exclusive and perpetual right and easement for the purpose of installation, maintenance, repair and replacement of all underground water lines, storm and sanitary sewers over the East 17 feet of the West 50 feet of the Property,
- H. Provisions of an Ordinance to Authorize a Planned Development of Certain Property pursuant to Article XV of the Zoning Ordinance of the Village of Northfield adopted by Board of Trustees of the Village of Northfield, dated October 21, 1980 and recorded November 24, 1980 as document number 25678354, as amended from time to time,
- I. Provisions contained in an Ordinance recorded November 13, 1985, as document number 85280064 amending Ordinance No. 289 described in I. above,
- J. Easement dated April 27, 1984 and recorded May 9, 1984 as document number 27079144 made by Glenview State Bank as Trustee under Trustee under Trust Agreement dated December 21, 1982 and known as Trust No. 3085 to LaSalle National Bank as Trustee under Trust Agreement dated July 15, 1983 and known as Trust No. 106820,
- K. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser,
- L. Leases, licenses and agreements relating to landscaping, maintenance, repair, snow removal, refuse, or other services to, for or on the Property or otherwise affecting the Common Area, and
- M. Any other matters over which Chicago Title Insurance Company shall issue a standard endorsement of which otherwise shall be insured over by Chicago Title Insurance Company.

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10/25/2010