

# UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

89258556

Form 2459 Rev. 5-77

Individual

1989 JUN -7 PM 3:07

89258556

The above space for recorder's use only

THIS INDENTURE, made this 31st day of May, 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 15th day of January, 1984, and known as Trust Number 59798 party of the first part, and Shirley A. Drasites, 101 Summit Avenue, Unit 308, Parking Unit G-7, Park Ridge, IL, 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:

See Exhibit A attached hereto and made a part hereof.

PIX: 09-35-207-029  
09-35-207-030.

together with the easements and appurtenances thereto 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.

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 thereto enabling. This deed is made subject to the liens of all valid deeds and 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 herein affixed, and 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 its attorney.

By: [Signature] ASSISTANT SECRETARY  
Attest: [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS,  
COUNTY OF COOK

J. M. Whelan  
THIS INSTRUMENT  
PREPARED BY

AMERICAN NATIONAL BANK  
AND TRUST COMPANY  
OF CHICAGO

33 N. LASALLE  
CHICAGO, ILLINOIS

"OFFICIAL SEAL"  
L. M. Soveranski  
Notary Public, State of Illinois  
My Commission Expires 6/30/92

Given under my hand and Notary Seal.

L. M. Soveranski  
Notary Public

Date 5/31/89

Notary Public

NAME: Neil J. Kaiser  
STREET: 6300 N. River, #108  
CITY: Rosemont, IL 60018

FOR INFORMATION ONLY  
INSERT THESE ADDRESS OF ASSOCIATED  
DESCRIBED PROPERTY HEREIN  
Summit Avenue and Ridge Terrace  
Park Ridge, IL

OR  
INSTRUCTIONS: BOX 500-00  
RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
JUL 11 1989  
7 9 7 5

This space for affixing riders and revenue stamps  
CITY OF PARK RIDGE  
REAL ESTATE TAX  
TRANSFER STAMP  
NO. 1879

COOK COUNTY  
DEPARTMENT OF RECORDS & CLERK  
JUL 11 1989  
7 9 7 5

89258556

# UNOFFICIAL COPY

EXHIBIT A

**PARCEL 1:**

RESIDENTIAL UNIT 303 AND COVERED PARKING UNIT G-7 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND NOW AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded March 23, 1988, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 88116446.

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 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 THE FOLLOWING:

1. Real estate taxes not yet due and payable;
2. ~~Special taxes or assessments for improvements not yet completed, any unconfirmed special tax or assessment and installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;~~ City of Park Ridge Special Service Area 1 tax;
3. Applicable zoning and building laws and ordinances;

88116446

# UNOFFICIAL COPY

4. All rights, easements, restrictions, conditions, and reservations contained in the Declaration and the Plat attached thereto and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration and the Plat attached thereto;
5. Provisions of the Condominium Property Act of Illinois;
6. Road and Highways, if any;
7. Recorded utility easements, easements, covenants restrictions and building lines of record and party wall rights;
8. Encroachments and such other matters as to which the Title Insurer commits to insure Purchaser(s) against loss or damage.
9. Purchaser(s)' mortgage, if any; and
10. Acts done or suffered by or judgments against Purchaser(s) or anyone claiming under Purchaser(s).

Permanent Tax Index Numbers: 09-35-207-029 and 09-35-207-030.