

TRUSTEE'S DEED  
(JOINT TENANCY)

UNOFFICIAL COPY

89333533

COOK  
CO. REC. 016

172013

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUL 21 1989  
109.25

12.00

(The Above Space For Recorder's Use Only)

THIS INDENTURE, made this 6th day of July,  
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  
Robert M. Ady and  
Nancy R. Ady, his wife  
2027 Irwin Avenue, Park Ridge, IL 60068,  
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)

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 JUL 21 AM 12:20

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VILLAGE OF MOUNT PROSPECT  
REAL ESTATE TRANSFER TAX  
6/21/89  
8981

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: [Signature] (SEAL)  
Vice President / ~~XXXXXX~~

BY: [Signature] (SEAL)  
Vice President / ~~XXXXXX~~ 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 fore-  
going 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.

IMPRESS  
SEAL  
HERE

Under my hand and official seal, this 6th day of JULY 19 89  
My Commission expires Jan 31, 1991  
Nancy O. Lee  
NOTARY PUBLIC

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

AFFIX "RIDERS" OR REVENUE ST.

STAMP  
JUL 21 1989



TRANSACTION TAX  
109.25

89333533

MAIL TO:

MARY FRANCES HEARTY  
(Name)  
301 W. IRWIN AVE.  
(Address)  
PARK RIDGE, IL 60068  
(City, State and Zip)

ADDRESS OF PROPERTY:  
315 Evergreen Ave.  
Mt. Prospect, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF THIS  
DEED.

SEND SUBSEQUENT TAX BILLS TO:  
Robert M. Ady  
(Name)  
315 Evergreen, Mt. Prospect IL 60056  
(Address)

OR

RECORDER'S OFFICE BOX NO. 332

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
PROPERTY OF THE  
CLERK OF THE COURT

# UNOFFICIAL COPY

## EXHIBIT "A"

Unit Number 11 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: 315 Evergreen Ave., Mt. Prospect, IL 60056

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