

UNOFFICIAL COPY

89345873

TRUSTEE'S DEED

1989 JUL 28 AM 11:30

89345873

77-A 245809

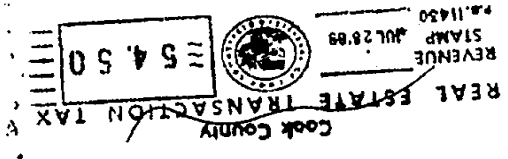
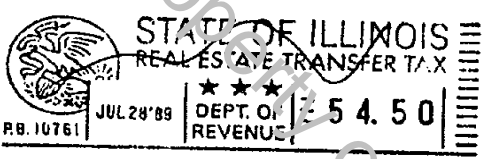
Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 7th day of June, 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 4th day of August, 1986, and known as Trust Number 068928-06, party of the first part, and Deborah L. Pozzi, 1306 Pennwood Court, Schaumburg, IL 60193 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



051761

VILLAGE OF SCHAMBURG
DEPT. OF FINANCE
AND ADMINISTRATION
REAL ESTATE
TRANSFER TAX
6/19/89
#5144

Permanent Real Estate Index Number: part of 07-24-300-015/-013/016 00

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. SUBJECT TO:
(1) Real estate taxes not yet due and payable; (2) Special taxes or assessments for improvements not yet completed; (3) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (4) The Illinois Condominium Property Act; (5) Terms, provisions and conditions contained in the Declaration of Condominium Ownership for The Willow Pond Condominium dated 8/4/86 and recorded 12/4/87 as Document No. 87643830 (6) Matters contained on Plats of Subdivision of record and Plats of Dedication and covenants thereon; (7) Applicable zoning and building laws and ordinances; (8) Easements, roads and highways; (9) Drainage ditches, tiles, feeders and laterals; and (10) Unrecorded public utility easements.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and with 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 thereunto engaging. This deed is made subject to the liens of all trust deeds and/or 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 hereto affixed, and has caused 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 not personally.



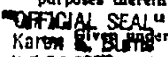
By _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY Stacy Johnson

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association, caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Rudnick & Wolfe
30 N. LaSalle, Suite 2600
Chicago, IL 60602



Notary Public
Date JUN 14 1989

DELIVER TO
NAME DEBORAH L. POZZI C-2
STREET 1306 PENNWOOD COURT
CITY Bensenville, IL 60106
OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1306 Pennwood Court
Schaumburg, Illinois

Notary seal code 1714

89345873

Document Number

UNOFFICIAL COPY

89345873

Unit No. 10-2-R-C-2 at Willow Pond at Bar Harbour Condominiums as delineated on the survey of a portion of the following described property:

Willow Pond at Bar Harbour, being a subdivision in the West 1/2 of the Southwest 1/4 of section 24, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Schaumburg, Cook County, Illinois, which survey is attached as Exhibit A to the declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 4, 1986 and known as Trust Number 068928-06, recorded in the Office of the Recorder of Deeds, Cook County, Illinois on 12/4/87 as Document Number 87643830 together with the undivided percentage interest of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, excepting the Units as defined and set forth in the Declaration and Survey, as amended from time to time, which percentage shall automatically change in accordance with the Amended Declaration as same are filed of record in Cook County, Illinois.

Permanent Tax Number: 07-24-300-006
07-24-300-013
07-24-300-015

Volume: 187

Said matter affects this and other property.

NOTE: There has been no tax division for the individual condominium units.

Grantor also hereby grants to the grantee, his 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.

89345873