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COOK COUNTY. JAN.

TRUSTEE'S DEED

1989 JUL 23 M 11: 41

89345881

Form	2459	Rev.	5-77
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Individual The above space for recorders use only THIS INDENTURE, made this 26th 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 29th day of February , 19 88, and known as Trust Number 104695-00 party of the first part, and Carolyn R. McIver, a spinster 904 D Persimmon Lane, Mount Prospect, Illinois 60056 party of the second part. WITNESSET'A, 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: Legal Description Attached. REAL ES REVENUE STAMP Z 8 O. 🗀 70F 5 8.88 r.a. 11480

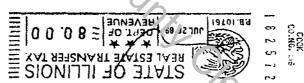
03-28-202-006-0000 Permanent Real Estate Index Number:

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logether with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto ead party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part. SUBJECT TO:



This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the execute of the power and authority gramted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said from Agreement above mentioned, and of every other power and authority thereunic enabling. This deed is made subject to the liens of all trust aways and/or management real selate. 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 I a caused its name to be staned to these presents by one of its Vice Presidents or its Assistant Vice Presidents and affected by its Assistant 2- retary, the day and year tirel above written. AMERICAN MATIONAL BANK AND TRUST COMPANY OF CHICAGO



By_

ASSISTANT ACTIONAL SEAL PRESIDENT NATIONAL SEAL PROPERTY OF THE PROPERTY OF TH

INSTRUCTIONS

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

LAW OFFICES OF D DANIEL J. BONIS, LTD. E STREET 6300 N. RIVER ROAD, SUITE #108 L ROSEMONT, IL 60018 I (312) 698-0020 ٧ E R

904 D Persimmon Lane

OR Mount Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER

89345881

Property of Coot County Clert's Office

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EXHIBIT A - LEGAL DESCRIPTION

Unit $\frac{3-42-L-U}{}$ in Old Orchard Country Club Village Condominium as delineated on a survey of the following described Parcel of Real Estate:

Portions of Old Orchard Country Club Village, being a Resubdivision in the East 1/2 of the North East 1/4 of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Mount Prospect, Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 29, 1988 and known as Trust No. 104695-00 and recorded in the Office of the REcorder of Deeds of Cook County, Illinois as Document No. 89,159,830, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) as amended from time to time.

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03-28-202-006

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

Said matter affects this and other property.

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.

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EXHIBIT A

- General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- Special taxes or assessments for improvements not yet completed;
- Easements, covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights;
 - The Illinois Condominium Property Act;
- Terms, provisions and conditions of the Declaration of Condominium Ownership for Old Orchard Country Club Village Condominium Association, including all amendments and exhibits thereto:
- Applicable zoning, building and municipal laws and ordinances;
 - Easements, roads and highways, if any; 7.
 - Unrecorded public utilicy easements, if any; 8.
 - Purchaser's mortgage, if any
- 10. Plats of dedication and plats of subdivision and covenants thereon;
- or anyone claiming under Purchaser;
- 11. Annexation agreement.

 12. Acts done or suffered by or judgments by yone claiming under Purchaser;

 13. Liens and other matters of title over which the Title any, as hereinafter defined, is willing to insure without the same and the same and laterals, if any. Company, as hereinafter defined, is willing to insure without cost to Purchaser; and