

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

89345881

TRUSTEE'S DEED

1989 JUL 23 11:41

89345881

Form 2459 Rev. 3-77

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, 1988, 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.

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 Legal Description Attached.

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUL 29 89  
No. 11450



280.00

13.00

VILLAGE OF MOUNT PROSPECT  
MIN. 98-45888 TRANSFER TAX  
1821 \$110.00

Permanent Real Estate Index Number: 03-28-202-006-0000  
03-28-202-004

together with the tenements 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. SUBJECT TO:

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUL 27 89  
PB. 10761

COOK COUNTY

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 mortgages 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: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS,  
COUNTY OF COOK

SS.

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 knows 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 thereof set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as Substantive 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 and as the free and voluntary act of said National Banking Association for the uses and purposes thereof set forth.

Given under my hand and Notary Seal.

*L. M. Dovienski*  
Notary Public

THIS INSTRUMENT PREPARED BY "OFFICIAL SEAL"  
Susan Nag, M. Soviowski  
32 N. LaSalle  
CHICAGO, ILLINOIS  
Rudnick & Wolfe  
203 North LaSalle  
Suite 1800  
Chicago, IL 60601

DELIVERY INSTRUCTIONS

NAME: LAW OFFICES OF DANIEL J. BONIS, LTD.  
STREET: 6300 N. RIVER ROAD, SUITE #108  
CITY: ROSEMONT, IL 60018  
(312) 698-0020

OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
904 D Persimmon Lane  
Mount Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER

15

from receipt beginning on second page

89345881

Document Number

TT-A247951

UNOFFICIAL COPY

Property of Cook County Clerk's Office

89345881

# UNOFFICIAL COPY

## EXHIBIT A - LEGAL DESCRIPTION

Unit 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.

Permanent Tax Numbers: 03-28-202-004  
03-28-202-006

Volume: 233

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.

89345881

# UNOFFICIAL COPY

0 9 3 4 5 3 8 1

## EXHIBIT A

1. 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;
2. Special taxes or assessments for improvements not yet completed;
3. Easements, covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights;
4. The Illinois Condominium Property Act;
5. Terms, provisions and conditions of the Declaration of Condominium Ownership for Old Orchard Country Club Village Condominium Association, including all amendments and exhibits thereto;
6. Applicable zoning, building and municipal laws and ordinances;
7. Easements, roads and highways, if any;
8. Unrecorded public utility easements, if any;
9. Purchaser's mortgage, if any;
10. Plats of dedication and plats of subdivision and covenants thereon;
11. Annexation agreements;
12. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
13. Liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and
14. Drainage ditches, tiles and laterals, if any.

89345881