

UNOFFICIAL COPY

TRUSTEE'S DEED

89358104

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

Box 45 A 245453

THIS INDENTURE, made this 6th day of July, 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 1st day of May, 1987, and known as Trust Number 102401-09 party of the first part, and Lynne Balonick, 2514 Farnsworth, Northbrook, IL 60062

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 attached legal description.

COOK COUNTY, ILLINOIS

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together with the tenements and appurtenances thereunto 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.

12.00

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 thereunto enabling. 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 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 }
J. M. Whelan
THIS INSTRUMENT PREPARED BY

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 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 and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO "OFFICIAL SEAL" 33 N. LASALLE CHICAGO, ILLINOIS
Notary Public State of Illinois
My Commission Expires 1/27/92

Given under my hand and Notary Seal, Date 7/6/89
L. M. Sorenski Notary Public

DELIVERY INSTRUCTIONS
NAME: Farrell J. Balonick
STREET: 221 North La Salle St.
CITY: Chicago, Ill. 60601
OR
RECORDER'S OFFICE BOX NUMBER: 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
69 Wellington, Northbrook, IL

This space for affixing riders and revenue stamps

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Document Number

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PARCEL I:

Sublot 1A of Lot A of Optima Northbrook, being a Subdivision of part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL II:

Easements for ingress and egress contained in Declaration of Common Ownership and of Easements, Restrictions, Covenants and Bylaws for the Courts of Northbrook, recorded February 24, 1989, as Document 89,083,003.

Grantor also hereby grants to the grantee, its successors and assigns, all 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, 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.

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04-03-101-019
04-03-101-020

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subject only to the following: (i) nondelinquent general real estate taxes and special taxes or assessments; (ii) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (iii) encroachments onto the Property, if any; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) covenants, conditions, agreements, building lines and restrictions of record; (vi) easements recorded at any time prior to Closing, including any amendments thereto and any easements provided for in any plat of subdivision of the Development which may hereafter be recorded; (vii) rights to the public, the Village of Northbrook and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the Development, (viii) roads or highways, if any; (ix) Purchaser's mortgage, if any; and (x) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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