

UNOFFICIAL COPY

RECORDED INSTRUCTIONS
NAME
STREET
CITY

Summit Ave. & Ridge Terrace
Park Ridge, IL
FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

301 W. South Avenue
Park Ridge, IL 60068
Mary Hegarty

STATE OF ILLINOIS }
COUNTY OF COOK }
P. H. JOHANSEN
This instrument prepared
by
American National Bank and Trust Company of Chicago, a corporation 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 15th day of January, 1984, and known as Trust Number 59798, and Bernard A. Stein and Dorothy L. Stein, 101 Summit Avenue, Unit 203, Park Ridge, IL.
THIS INSTRUMENT, made this 27th 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 15th day of January, 1984, and known as Trust Number 59798, and Bernard A. Stein and Dorothy L. Stein, 101 Summit Avenue, Unit 203, Park Ridge, IL, parties of the second part,
WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:
See attached Exhibit A made a part hereof.
PIN: 09-35-207-029
09-35-207-030

IN WITNESS WHEREOF, said party of the first part has caused its Assistant Vice President and one of its Vice Presidents or its Assistant Vice Presidents and one of its Assistant Vice Presidents and one of its Assistant Vice Presidents to be signed in these presents by one of its Assistant Vice Presidents or its Assistant Vice Presidents, the day and year first above written.
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as disclosed, and not personally.
By: *[Signature]*
VICE PRESIDENT
Attest: *[Signature]*
ASSISTANT SECRETARY



This deed is executed by the party of the first part, as Trustee, as disclosed, 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 recited in and verified in the public records of Cook County, Illinois, and is made subject to the terms 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 Assistant Vice President and one of its Assistant Vice Presidents or its Assistant Vice Presidents to be signed in these presents by one of its Assistant Vice Presidents or its Assistant Vice Presidents, the day and year first above written.

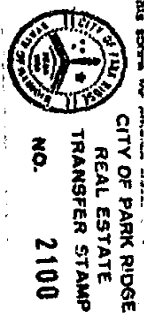
TO HAVE AND TO HOLD the same unto said parties of the second part, together with the tenements and appurtenances therunto belonging, together with the tenements and appurtenances therunto belonging, to the said parties of the second part, their heirs and assigns forever, not in tenancy in common, but in joint tenancy.

1200

TO HAVE AND TO HOLD the same unto said parties of the second part, together with the tenements and appurtenances therunto belonging, together with the tenements and appurtenances therunto belonging, to the said parties of the second part, their heirs and assigns forever, not in tenancy in common, but in joint tenancy.

THE ABOVE SPACE FOR RECORDERS USE ONLY
FORM 2591
JOINT TENANCY

89369310



Exempt under provisions of Paragraph K, Section 4 Real Estate Transfer Act.
Date: AUGUST 8, 1989
By: *[Signature]*
WILLIAM R. CLARK

7219590 DB Ball

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3. Applicable zoning and building laws and ordinances;

2. Special taxes or assessments for improvements not yet completed, any uncompleted special tax or assessment and installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;

1. Real estate taxes not yet due and payable;

THIS DEED IS SUBJECT TO THE FOLLOWING:

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APURTENANT 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 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.

which plat of survey is attached as exhibit D to the Declaration of Condominium recorded March 23, 1964, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 88116446.

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1963 AND RECORDED DECEMBER 20, 1963 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN QUINCY'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1962 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1963 AND RECORDED DECEMBER 20, 1963 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

PARCEL 1: COVERED PARKING UNIT G-53 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23 1964 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

PARCEL 1:

88116446

01339368

Property of Cook County Clerk's Office

Permanent Tax Index Numbers: 09-35-207-029 and 09-35-207-030.

- 10. Acts done or suffered by or judgments against purchaser(s) or anyone claiming under purchaser(s).
- 9. Purchaser(s)' mortgage, if any; and loss of damage.
- 8. Encroachments and such other matters as to which the Title Insurer commits to insure purchaser(s) against all rights;
- 7. Unrecorded utility easements, easements, covenants, restrictions and building lines of record and party road and highways, if any;
- 6. Provisions of the Condominium Property Act of Illinois;
- 5. All rights, easements, restrictions, conditions, and reservations contained in the Declaration and the Plat attached thereto and a reservation by seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration and the Plat attached thereto;