

Form 18-12

Joint Tenancy

The above space for recorders use only

300K 018

THIS INDENTURE, made this ---15th----- day of AUGUST---, 19 90, between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the ---29th-----day of JUNE, 19 88, and known as Trust Number 11-4553, party of the first part, and HEATHER SPOONER and TIMOTHY J SULLIVAN 5400 Astor Lane, #415, Rolling Meadows, IL 60068----- party 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 as tenants in common, but as joint tenants with the right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known as 1243 Baldwin Lane, #601, Palatine, IL 60067-3069
PIN #02-12-200-021-1009

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part to have, not in tenancy in common, but in joint tenancy with the right of survivorship

SUBJECT TO: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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 of Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind pending litigation, if any, affecting the said real estate, building lines, building, liquor and other restrictions of record, if any, party walls, party wall rights and party wall agreements, if any, zoning and building laws and ordinances, mechanic's lien claims, if any, encumbrances of record, if any, and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President Trust Officer and attested by its Assistant Cashier, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee as aforesaid,

By: *Arnold J. Karzov* Land Trust Officer VICE PRESIDENT TRUST OFFICER

Attest: *Michael Bentcover* Vice-President ASSISTANT CASHIER

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Arnold J. Karzov, Land Trust Officer, and Michael Bentcover Vice-President of ALBANY BANK & TRUST COMPANY N.A.,

personally known to me to be the persons whose names are subscribed to the foregoing instrument as such, and who have 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 Bank, for the uses and purposes therein set forth, and the said Michael Bentcover did also then and there acknowledge that said Michael Bentcover, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Michael Bentcover's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

"OFFICIAL SEAL"

GRACE E. STANTON

Notary Public Cook County, Illinois
My Commission Expires Feb. 17, 1992

Given under my hand and Notarial Seal this 21st day of AUGUST, 1990

Grace E. Stanton
Notary Public

DELIVERY OR INSTRUCTIONS
NAME: JEFFREY T. SHERWIN
STREET: P.O. BOX 7187
CITY: WESTCHESTER, IL 60154

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1243 Baldwin Lane, #601
Palatine, IL 60067-3069

BOX 333-00

14.00

This instrument was prepared by
ARNOLD J. KARZOV
Land Trust Officer
Albany Bank & Trust Company N.A.
340 W. LaSalle Avenue
Chicago, Illinois 60601

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
80.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
STAMP
4.00

90419857

588
2/20/90
MCC

Property of Cook County Clerks Office

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF TRUSTEE'S DEED DATED AUGUST 15, 1990, FROM ALBANY BANK AND TRUST COMPANY, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1988 AND KNOWN AS TRUST NUMBER 11-4553, GRANTOR, TO HEATHER SPOONER AND TIM SULLIVAN, GRANTEES

PARCEL 1:

UNIT NUMBER 601 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL)

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTH EAST QUARTER, 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE EAST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23448135; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT FOR PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY NUMBER 1067500 TO JAMES J. MCANALLY DATED FEBRUARY 25, 1977 AND RECORDED MARCH 4, 1977 AS DOCUMENT NUMBER 23839930

subject to

EASEMENT IN, UPON, UNDER, OVER AND ALONG A STRIP OF LAND 10 FEET IN WIDTH DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS THENCE SOUTH ALONG THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12, 545.83 FEET; THENCE EAST 25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 770 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 770 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 12, 770 FEET TO THE POINT OF BEGINNING, IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, TO LAY AND MAINTAIN ALL NECESSARY GAS FACILITIES, TOGETHER WITH RIGHT OF ACCESS THERETO AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, RECORDED FEBRUARY 25, 1974 AS DOCUMENT 22636725 (AFFECTS PARCEL 2)

30419857

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PAGE 2 OF RIDER ATTACHED TO AND MADE A PART OF TRUSTEE'S DEED DATED AUGUST 15, 1990, FROM ALBANY BANK AND TRUST COMPANY, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1988 AND KNOWN AS TRUST NUMBER 11-4553, GRANTOR, TO HEATHER SPOONER AND TIM SULLIVAN, GRANTEEES

GRANT OF EASEMENT RECORDED JUNE 20, 1974 AS DOCUMENT 22757118 BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE AND KNOWN AS TRUST NUMBER 60884 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 20, 1974 AS DOCUMENT 22757118 (AFFECTS THE LAND UNDERLYING PARCEL 1 AND AFFECTS PARCEL 2 AND OTHER PROPERTY)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT 23448134, RELATING TO DEFINITIONS, EASEMENTS AND RESERVED RIGHTS, USE OF COMMON AND RECREATION AREAS, LIMITATIONS RELATING TO, COMMON AND RECREATION AREAS, ASSOCIATIONS, MEMBERSHIP, VOTING; SELECTION; AND POWERS OF BOARD, ASSESSMENTS, INSURANCE, DAMAGE AND RESTORATION OF COMMON PROPERTIES, SUPPLEMENTAL DECLARATIONS, ADDITIONS TO DEVELOPMENT, ADDITIONAL RIGHTS OF DEVELOPER, EXTERIOR CONTROL AND GENERAL PROVISIONS

THE CONDOMINIUM SURVEY DEPICTS THE FOLLOWING EASEMENT: EASEMENT DOCUMENT 22757118 10 FEET ALONG THE WEST LINE OF PARCEL 1 8 FEET ON PARCEL 1 AND 2 FEET ON THE LAND WEST AND ADJOINING, BEING PART OF PARCEL 2

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 1976 AS DOCUMENT 23448135

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT

RIGHTS OF SAID OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT

terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium; general real estate taxes not due and payable at time of closing; restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property

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