90439738

DEPT-01 RECORDING 7\$6666 TRAN 1534 09/10/90 13:38:00 \$8465 \$ H \*-90-439738 COOK COUNTY RECORDER

(The above space for recorders use only)

3 **6 9, 0 0** 

| THIS INDENTURE, made this            | 28 <b>t</b> h   | day of          | August     | ,19 90 ,between              |
|--------------------------------------|-----------------|-----------------|------------|------------------------------|
| FIRST CHICAGO BANK OF RAV            | ENSWOOD, fo     | ormerly know    | n as Bank  | of Ravenswood, hereinafter   |
| referred to as First Chicago Bank of | Ravenswood,     | an Illinois Ban | king Corp  | oration as Trustee under the |
| provisions of a deed or deeds in tru | st, duly record | ed and delivere | ed to said | bank in pursuance of a trust |
| agreement dated the 15th             | day of De       | c. ,1982,       | and know   | r as Trust Number 25-5512    |
| , party of the first par             | t, and Lafice   | Gladwin, a      | bachelo    | r                            |

, party of the second part.

Address of Grantce(s): 1206 Kenneth Circle, Elgin, IL 60120 WITNESSETH, that aid 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 convey and quit claim unto said parties of the second participation of the following described rear state, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERFTO AND MADE A PART HEREOF.

(Permanent Index No.: 06-07-40

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 of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. In its deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payrie it of money, and remaining unreleased at the date of the delivery hereof.

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 its \_\_\_\_\_\_\_Vice-President and attested by its Land Trust Officer, the day and year first above written.

FIRST CHICAGO BANK OF RAVENSWOOD

As Trustee as Aforesaid

VICE-PRESIDENT

LAND TRUST OFFICER

MAIL TO:

OB

NAME ADDRESS

CITY AND

RECORDER'S OFFICE BOX NO.

CHICAGO/IL 60602 TS MOSIDAM. W OSI ADDRESS OF PROPERTY:

1206 Kenneth Circle

Elgin, IL

THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

Eva Higi



1825 W. Lawrence Avenue Chicago, Illinois 60640 (312) 989-3000

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| ija.       | 31,590 \$501 RAGT \$655<br>  |  |  |   |   |
|------------|--|--|--|---|---|
| STAT       | TE OF ILLINOIS   | I, the undersigned, A Not<br>CERTIFY, THAT   |  |   | foresaid, DO HEREBY   |
| ŗ          | tigan salah di didang galaga salah salah di didang   |  | of the FIRST CHICAGO   | BANK OF RAVENSW   | •   |
|            | - <b>ロファイン</b> をしたいをした。<br>- Example of the Action Car   | Land Trust Officer of said<br>subscribed to the foregoin   | EVA H181<br>d Bank, personally know<br>ng instrument = such  | n 10 me to be the same p  | ersons whose names are<br>and Land Trust Officer  |
| :          | ere a draw metarci su a<br>a sept. To even posteto   | respectively, appeared befored the instrument as their Bank, for the uses and pur there acknowledge that he porate seal of said Bank 1   | ore me this day in person<br>ir own free and voluntar<br>poses therein set forth;<br>s, as custodian of the co<br>o said instrument as his   | n and acknowledged that<br>ry act, and as the free at<br>and the said Land Trust (<br>process seal of said Ban<br>own free and voluntary  | they signed and deliver-<br>id voluntary act of said<br>officer did also then and<br>k, did affix the said correction   |
|            | of the section of th  | Voluntary act of said Bank<br>Given under my hand  | and a second of the first  | 16th day ofA  | ugust 19 90.  |
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|            | 14-12-13-13-13-13-13-13-13-13-13-13-13-13-13-  |  |  | Notary Public   | (a) in teap, (b) in cost (a) #  |
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#### EXHIBIT A

PARCEL 1: LOT 1206 IN BLOCK 1200 IN KENINGTON SQUARE THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1984 AS DOCUMENT NUMBER 27337299.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25442191 AND AMENDED BY DOCUMENT NUMBERS 25523804, 25881561, 26573744 AND 27340367, AND AS AMENDED FROM TIME TO TIME.

#### SUBJECT T(:

- (A) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING;
- (B) BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD;
- (C) THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KENINGTON SQUARE, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
- (D) PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO, IF ANY;
- (E) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; 90439738
- (F) RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS, STREETS OR HIGHWAYS;
- (G) TERMS AND PROVISIONS OF THE PRE-ANNEXATION AGREEMENT ATTACHED AND MADE A PART OF THE PETITION FOR ANNEXATION RECORDED AS DOCUMENT 24156071;
- (H) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED:
- (I) ANY UNCONFIRMED SPECIAL TAXES OR ASSESSMENTS;
- (J) INSTALLMENTS NOT YET DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; AND
- (K) ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER.

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