

UNOFFICIAL COPY

90612755

TRUSTEE'S DEED

1990 OCT 23 12:38

90612755

This above space for recorders use only

THIS INDENTURE, made this 6th day of December, 1990, between COLE TAYLOR BANK, an Illinois banking association, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 19th day of October, 1988, and known as Trust No. 4923, party of the first part and E. Kenneth Friker as Trustee U/T/A dated November 29, 1990 and known as Trust No. 90-10512 10512 Ridge Cove Dr., Chicago 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 Quit Claim and convey unto said parties of the second part, Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE PART HEREOF

Together with the encumbrances and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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. 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 taxes and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building, liquor and other restrictions of record; if any, party walk, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements 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 Trust Officer and attested by its Assistant Secretary, the day and year first above written.

COLE TAYLOR BANK AS TRUSTEE AS AFORESAID

By [Signature] Land Trust Officer  
 Attest [Signature] Assistant Secretary

STATE OF ILLINOIS I, Douglas W. Myers the undersigned  
 COUNTY OF COOK SS a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Douglas W. Myers Land Trust Officer of COLE TAYLOR BANK and Eugene C. Hunziker, Assistant Secretary of said bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they executed and delivered the said instrument as their own free and voluntary act, as the free and voluntary act of said bank, for the uses and purposes therein set forth; and the said Assistant Secretary did then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said bank, did affix the said corporate seal of said bank to said instrument as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of DEC, 1990  
[Signature]  
 Notary Public

OFFICIAL SEAL  
 JACKELINE SCHAEFER  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. JUNE 10, 1991

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 RECEIPT  
 STAMP  
 DECLARATION  
 82.00  
 41.00  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 Document Number 90612755

13<sup>00</sup>

DELIVERY TO:

NAME  
STREET  
CITY

NEW OFFICES  
 GEORGE J. W. BUS, P.C.  
 10600 S. MICHIGAN ST. SUITE 200  
 CHICAGO, ILLINOIS 60643

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:

10512 Ridge Cove Dr.  
Chicago Ridge, IL

This instrument was prepared by SANDRA T. RUSSELL

COLE TAYLOR BANK

OR: RECORDER'S OFFICE BOX NUMBER 333

# UNOFFICIAL COPY

BOX NO.

**Trustee's Book**



COLE  
TAYLOR  
BANK

As Trustee under Trust Agreement

Property of Cook County Clerk's Office

RIDGE COVE CONDOMINIUM

Legal Description - Deed 12755

# UNOFFICIAL COPY

PARCEL 1:

Unit(s) 240 in the Ridge Cove Condominium, as delineated on the plat of survey of the following described parcel of real estate:

Part of Lot 7 in County Clerk's Division of the Northwest 1/4 of the Southwest 1/4 and Lot 2 in the Subdivision of the North 1/2 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and

Part of Stoney Creek Terrace, being a subdivision in the Northwest 1/4 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "D" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 1, 1989 as Document No. 89247735, as amended and supplemented by Supplement No. 1 to the Declaration recorded September 6, 1989 as Document No. 89415204, and as amended and supplement by Supplement No. 2 to the Declaration recorded December 19, 1989 as Document No. 89605275, and as further supplemented and amended from time to time, together with the undivided percentage interest in the common elements allocable thereto.

PARCEL 2:

Easement for Ingress and Egress as created by the Declaration of Easement dated October 4, 1990 by Cole Taylor Bank, as trustee under Trust Agreement dated October 19, 1988 and known as Trust No. 4921, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 12, 1990 as Document No. 90501507, subject to the terms and provisions of said Declaration of Easement, and the rights of other parties to concurrent use of said easement.

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 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.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY SUPPLEMENTS OR AMENDMENTS TO THE DECLARATION RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH SUPPLEMENT AND AMENDMENT TO THE DECLARATION RECORDED PURSUANT THERETO.

Property Address: 10512 Ridge Cove Drive, Chicago Ridge, Illinois  
PINS: 24-18-101-050-0000; 24-18-101-051-0000; 24-18-101-087-0000;  
24-18-101-090-0000