

the above space for recorder's use only

TRUSTEE'S DEED

This Indenture made this 20th day of October, 1989 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to Continental Illinois National Bank and Trust Company of Chicago, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20th day of October, 1980 and known as Trust Number 48-00025-1 party of the first part, and Maywood Proviso State Bank, as Trustee under Trust Agreement dated 11/10/85 and known as Trust No. 7195, Whose address is: 411 Madison Street, Maywood, Illinois, 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 CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS RIDERS AND MADE A PART HEREOF.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

Permanent tax # 04-00-200-022-1041, 1004 and 1039

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 of said party 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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment 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 affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, As Trustee as Aforesaid

By: [Signature]
Assistant Vice President

Attest: [Signature]
Assistant Secretary

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Assistant 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 of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of October, 1989.



[Signature]
NOTARY PUBLIC

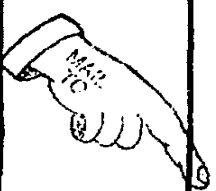
AFTER RECORDING, PLEASE MAIL TO:
NAME: DAVID M. FRIEDMAN
ADDRESS: 5005 W. TOLUAY AVE.
CITY: SKOKIE, ILL. 60077
RECORDER'S BOX NUMBER _____

FOR INFORMATION ONLY - STREET ADDRESS
1220 & 1250 Rudolph Road, Units 3-N, 1-D
and 3-L, Northbrook, Illinois
THIS INSTRUMENT WAS PREPARED BY:
THOMAS V. SZYM CZYK
111 WEST WASHINGTON ST.
CHICAGO, IL. 60602

ESTATE TRANSFER TAX ACT. THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

90005477

DATE: 11/1/89
[Signature]
BUYER, SELLER OR REPRESENTATIVE



1725

UNOFFICIAL COPY

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement, was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

30005477

Office

LEGAL DESCRIPTION RIDER FOR THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM I

PLAT NO. 3-N IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART

of the Northeast quarter of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet (measured at right angles) West of and parallel to the East line of the Northeast quarter of said Section 3, with a line drawn 366.00 feet (measured at right angles) North of and parallel to the South line of the Northeast quarter of the Northeast quarter of said Section 3; thence North 89°-54'-25" West, along the last described parallel line, 152.88 feet; thence North 0°-05'-35" East, 90.36 feet to the true point of beginning; thence North 64°-54'-25" West, 117.00 feet; thence North 25°-05'-35" East, 197.31 feet; thence North 19°-54'-25" West, 197.31 feet; thence North 70°-05'-35" East, 117.00 feet; thence South 19°-54'-25" East, 185.00 feet; thence South 2°-35'-24" West, 112.28 feet; thence South 25°-05'-35" West, 185.00 feet to the point of beginning, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25415821, together with its undivided percentage interest in the Common Elements.

ALSO:

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820

ALSO:

Parcel 3: A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

25415820

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium and Community Declaration the same as though the provisions of said Declaration of Condominium and Community Declaration were recited and stipulated at length herein.

Parcel 1: 1-D IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM II, as delineated on a survey of the following described real estate: That part of the Northeast Quarter of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet west and parallel with the East line of the Northeast Quarter of the Northeast Quarter of said Section 3, with the South line of Lake-Cook Road per Document No. 23113812; thence North 89°-56'-42" West, along the said South line of Lake-Cook Road, 482.15 feet; thence South 00°-03'-18" West, 128.95 feet; thence South 33°-09'-43" West, 42.42 feet; thence South 74°-54'-25" East, 20.90 feet to the true point of beginning of the herein described parcel of land; thence South 74°-54'-25" East, 197.31 feet; thence North 60°-05'-35" East, 197.31 feet; thence South 29°-54'-25" East, 117.00 feet; thence South 60°-05'-35" West, 185.00 feet; thence South 82°-35'-30" West, 112.28 feet; thence North 74°-54'-25" West, 185.00 feet; thence North 15°-05'-35" East, 117.00 feet to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25627766, together with its undivided percentage interest in the Common Elements.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820; and as amended from time to time;

ALSO: 90005477

Parcel 3: A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and part of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium and Community Declaration the same as though the provisions of said Declaration of Condominium and Community Declaration were recited and stipulated at length herein.

TRUSTEE'S DEED
 LEGAL DESCRIPTION RIDER
 FOR
 THE CONDOMINIUMS OF NORTHBROOK COURT
 CONDOMINIUM II

TRUSTEE'S DEED
FOR
LEGAL DESCRIPTION RIDER
THE CONDOMINIUMS OF NORTHBROOK COURT
CONDOMINIUM II

Parcel 1:

UNIT NO. 3-T IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM II, as delineated on a survey of the following described real estate: That part of the Northeast Quarter of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet West and parallel with the East line of the Northeast Quarter of the Northeast Quarter of said Section 3, with the South line of Lake-Cook Road per document No. 23113812; thence North 89°-56'-42" West, along the said South line of Lake-Cook Road, 482.15 feet; thence South 00°-03'-18" West, 128.95 feet; thence South 53°-09'-43" West, 42.42 feet; thence South 74°-54'-25" East, 20.90 feet to the true point of beginning of the herein described parcel of land; thence South 74°-54'-25" East, 197.31 feet; thence North 60°-05'-35" East, 197.31 feet; thence South 29°-34'-25" East, 117.00 feet; thence South 60°-05'-35" East, 197.31 feet; thence North 60°-05'-35" East, 117.00 feet; thence South 60°-05'-35" West, 185.00 feet; thence South 82°-35'-30" West, 112.58 feet; thence North 74°-54'-25" West, 185.00 feet; thence North 15°-05'-35" East, 117.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25627766, together with its undivided percentage interest in the Common Elements.

Parcel 2:

Basements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Basements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820; and as amended from time to time;

ALSO:

Parcel 3:
A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

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Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Basements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium and Community Declaration the same as though the provisions of said Declaration of Condominium and Community Declaration were recited and stipulated at length herein.