

UNOFFICIAL COPY

DEED dated AUGUST 20 1995

91436124

by First Illinois Bank & Trust, as trustee under the provisions of a deed, or deeds in trust, duly recorded and delivered to the said bank in pursuance of a trust agreement dated the 3rd day of January 1990, and known as Trust Number 9681 grantor, in favor of James S. Downing & Mary E. Downing, his wife

908 Foxhollow Ct., Akron, Ohio grantee, WITNESSETH, That grantor, in consideration of the sum of Ten (\$10.00)***

(The Above Space For Recorder's Use Only)

Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

13.00

Legal Description on reverse side:

SUBJECT ONLY TO: (a) general real estate taxes and assessments not due and payable at the time of closing; (b) the Declaration and any amendments thereto; (c) easements, covenants, conditions, restrictions, ordinances and building lines of records; (d) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Property as a single family residence; (e) applicable zoning, health and building laws and ordinances; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) any mortgage and related security in connection with Purchaser's financing of the purchase of the Property; and (h) other title exceptions, if any, including mechanics' lien claims, provided Seller has procured an endorsement from First American Title Insurance Company or its agent (the "Title Company") insuring over any such exceptions.

and commonly known as: 758 Walden Drive, Palatine, IL 60078 together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Real Estate Tax Number(s) 02-15-112-012 (said matter affects this property and others)

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereto affixed and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year set forth above.

ATTEST: [Signature] ASSISTANT VICE PRES.

FIRST ILLINOIS BANK & TRUST as trustee aforesaid. BY: [Signature] PATRICK A. CARRIE VICE PRESIDENT & TRUST OFFICER

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of the First Illinois Bank & Trust and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation and their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of August 1991 Commission expires 5-29 1995 [Signature] NOTARY PUBLIC

This instrument was prepared by First Illinois Bank & Trust 311 S. Arlington Hts. Rd., Arlington, Heights, IL

OFFICIAL SEAL SUSAN A. FOGEL Notary Public, State of Illinois My Commission Expires 5/29/95

ADDRESS OF PROPERTY 758 Walden Drive

MAIL TO: James Downing (Name) 758 Walden Dr. (Address) Palatine IL 60078 (City, State, and Zip) OR RECORDER'S OFFICE BOX NO. 115

Palatine, IL 60078 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

BOX 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE 91436124

6H41908811

60000000

PLAT OF SURVEY

OF

PARCEL ONE:

THAT PORTION OF LOT 12 IN TIMBERLAKE ESTATES, BEING A DIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 28.40 FEET ALONG THE SOUTH LINE OF SAID LOT 12 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.90 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2.10 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 754 AND 758; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.57 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.30 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.01 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATION THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT 12 FOR THE NORTHERLY TERMINUS OF SAID LINE.

TRUSTEE'S DEED

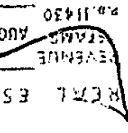
FIRST ILLINOIS BANK
& TRUST

As Trustee

TO

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
20700

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG 26 91
P. 11430



91436121

1991 AUG 26 AM

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