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TRUSTEE'S DEED

COOK COUNTY CLERK

91541568

Form 2459 Rev. 5-77

Individual

1991 OCT 17 AM 9:56

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THIS INDENTURE, made this 5th day of September, 1991, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 23rd day of September, 1988, and known as Trust Number 106125-05, party of the first part, and WILLIAM F. RIBLET, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit B & C attached hereto and made a part hereof.

together with the easements and appurtenances thereto 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 party of the second part.

15.00

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 therunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate if any recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and so personally.



By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

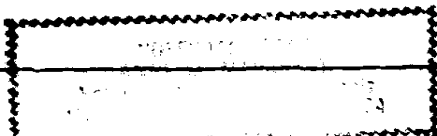
STATE OF ILLINOIS, COUNTY OF COOK

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 31 N. LASALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.



Date 9-5-91 [Signature] Notary Public

DELIVERY INSTRUCTIONS

William F. Riblet 409 Ivy Ct Kenilworth, IL 60043 OR

RECORDER'S OFFICE BOX NUMBER 15

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

308 Happ Road, Unit 408 Northfield, Illinois 60093

BOX 15

This space for affixing riders and revenue stamps

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Document Number

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EXHIBIT A

PARCEL 1:

Unit 408 in the Northfield Village Center Condominium, Northfield, Illinois, as delineated on a survey of the following described real estate:

Lot 2 in Northfield Village Center, a Subdivision of part of the Southwest 1/4 of Section 19, Township 42 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 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 23, 1988 and known as Trust Number 106125-05 and recorded in the Office of the Recorder of Cook County, Illinois as Document Number 89,224399, together with its undivided percentage interest in the common elements created pursuant to such Declaration as may be amended from time to time.

PARCEL 2:

Easements for the benefit of Parcel 1, for the use of roadways, driveways, entrances, exits, sidewalks, parking areas, pond, appurtenant storm sewers, inflow and outflow pipes, sewer mains and pipes, water mains and pipes, gas mains and pipes, electrical cables and wires, telephone cables and wire, other utility facilities, for construction work and for the operation and maintenance of encroaching improvements as defined in Sections 2.1, 2.2, 2.3, 4.1, 4.2, 4.3, 5.1 and 5.3 in the Northfield Village Center Declaration of Easements, Reservations, Covenants and Restrictions dated October 1, 1987 and recorded January 15, 1988 as Document 88,023,405, and as created by Deed recorded February 23, 1989 as Document 89,083,137, in, upon and across Lots 1 and 3 in Northfield Village Center, a Subdivision of part of the Southwest 1/4 of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the items contained on Exhibit B.

Permanent Tax Number: 05-19-327-004-1039

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EXHIBIT B

1. General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
2. Easements and building lines created pursuant to the Plat of Subdivision for Northfield Village Center Condominium recorded as Document Number 88-044722;
3. Easements, reservations, covenants, conditions and restrictions contained in the Northfield Village Center Condominium Declaration of Easements, Reservations, Covenants, Conditions and Restrictions, recorded as Document Number 88-023405;
4. Terms, provisions, agreements, conditions, covenants and restrictions contained in Ordinance Number 519 of the Village of Northfield relating to a Planned Development;
5. Easements, restrictions, conditions, reservations and bylaws contained in the Declaration of Condominium for Northfield Village Center Condominium ("Declaration") recorded as Document Number 89524399, including the reservation by Seller to itself and its successors and assigns of the rights and easements set forth in the Declaration;
6. The Illinois Condominium Property Act;
7. Easements, roads and highways, including the easement granted to Commonwealth Edison and Illinois Bell Telephone Company, recorded as Document Number 88-246776;
8. Applicable zoning, building and municipal laws and ordinances;
9. Grantee's mortgage, if any;
10. Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; and
11. Liens and other matters of title over which Ticor Title Insurance Company of California is willing to insure without cost to Grantee.
12. An Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for pole lines, conduits and incidental purposes, recorded April 13, 1989 as Document 89-164,085 along the Southerly part of the Westerly line of Parcel 1.
13. Concrete base for electric transformer near the Northwest corner of Parcel 1, as disclosed by the Plat of Survey by Ludlow and Associates dated February 22, 1989, and the rights of Commonwealth Edison Company or Illinois Bell Telephone Company therein.

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EXHIBIT C

Grantor also hereby grants to the grantee, its successors and assigns, as 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, 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.

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