

UNOFFICIAL COPY

ALAN SILES, CTH
750 W. HALSTED ST
CHICAGO, ILLINOIS 60612
TELEPHONE (312) 943-0030



PREPARED BY:
Terence E. Vayda
7-21-84

TERENCE E. VAYDA, NOTARY PUBLIC

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH, 1987.

I, TERENCE E. VAYDA, a Notary Public, in and for said County, in the State of Illinois, do HEREBY CERTIFY that DIANE M. PICKENS, the grantor aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN WITNESS WHEREOF, the said grantor, as such executor, has hereunto set her hand and seal this 20TH DAY OF MARCH, 1987.

*SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION AND PERMANENT INDEX NUMBER.

WHEREAS, grantor has filed in said Court a petition to compromise the amount due and said Court has entered an order authorizing such compromise;

WHEREAS, said real estate had been sold by Decedent to said grantee pursuant to Articles of Agreement for Deed for the sum of THIRTY-ONE THOUSAND FIVE HUNDRED (\$31,500.00) DOLLARS; and,

WHEREAS, the said grantor was duly empowered by the terms of said will to sell the hereinafter described real estate, as such executor shall deem best; and,

WHEREAS, Letters Testamentary were duly issued by said Court to said grantor on November 2, 1984, and are now in full force and effect; and,

WHEREAS, JAMES PICKENS, deceased, resided in the County of Cook, State of Illinois, and died leaving a will which was duly admitted to probate Court by the Circuit Court of said County; and,

DIANE M. PICKENS, Executor of the will of JAMES PICKENS, deceased, as grantor, and FIRST NATIONAL BANK OF MOUNT PROSPECT, as Trustee under Trust Agreement dated May 7, 1981, and herein as Trust Number 1708, as grantee,

STATE OF ILLINOIS
COUNTY OF COOK
DIANE M. PICKENS, DEED-RECORDING
142222 TRAN 1851 11/05/91 11:56:00
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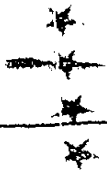
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EXECUTOR'S DEED

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002564



REVENUE STAMP
100-91
Cook County
REAL ESTATE TRANSACTION TAX
00500



Property of Cook County Clerk's Office

002564

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EXHIBIT 1
NOV 13 1972

PARCEL 1:

UNIT NO. XII-C3 AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22368743; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2:

01570614

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 22, 1972 AND KNOWN AS TRUST NUMBER NO. 7210916 AND RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22163198.

PROPERTY COMMONLY KNOWN AS: 1305 BALDWIN COURT - UNIT C-3
PALATINE, ILLINOIS 60067

PERMANENT INDEX NO.: 02-12-200-019-1129 VOLUME: 148

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