

(The Above Space For Recorder's Use Only)

GRANTOR, First State Bank & Trust Company of Park Ridge, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 29th day of June, 1984, and known as Trust Number 1460, for and in consideration of the sum of

Ten and 00/100\*\* Dollars (\$10.00\*\*) and other good and valuable considerations in hand paid, does hereby convey

and quit claim unto Robert M. Nelson & Margaret L. Nelson of 813 Shell Court in the Village of Schaumburg County of Cook, State of Illinois not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

See Rider Attached

DEPT-01

T#7777 TRAN 0929 11/05/91 09:25:00

#5234 + G \*-91-579383

COOK COUNTY RECORDER

\$14.50

Subject to: Covenants, conditions & restrictions of record; and general real estate taxes for 1991 and thereafter.  
TO HAVE AND TO HOLD the aforesaid property forever as joint tenants

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto 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 liens and claims of any kind, pending litigation, if any, affecting the said real estate, building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances, mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements, made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against First State Bank and Trust Company of Park Ridge or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice President) (Trust Officer)

this 21st day of October, 1991

First State Bank & Trust Company of Park Ridge  
as Trustee, as of record, and not personally,

By: [Signature] Its (Executive) (Assistant) (Vice President) (Trust Officer)

ATTEST: By: [Signature] (Executive) (Assistant) (Vice President) (Trust Officer)

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) of First State Bank & Trust Company of Park Ridge, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) 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 Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of October, 1991

[Signature] Notary Public

My Commission Expires:

MAIL TO:

VINCENT F. SCULLIANO  
7232 W. Lemont Road Suite 70  
North Riverside, IL 60546  
(City, State and Zip)

DOCUMENT PREPARED BY: Tom Olen, T.O., First State Bank & Trust Co. of Park Ridge, 607 W. Devon, Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:  
ROBERT M. NELSON  
813 Shell Court, Schaumburg, IL 60193  
(Address)

ADDRESS OF PROPERTY  
661 Cumberland Trail  
Roselle, IL 60172  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

OR RECORDERS OFFICE BOX NO

87824C969

91579383

1450

**JOINT TENANTS)**

**First State Bank & Trust Company  
of Park Ridge**

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

1970 10 10

04 08 1964  
10 10 1964  
10 10 1964

41579383

# UNOFFICIAL COPY

Rider Attached to Trustee's Deed Dated October 21, 1991

## PARCEL 1:

UNIT NO. 21-A-1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 383.75 FEET NORTH, AS MEASURED ALONG THE EAST LINE THEREOF, AND 42.67 FEET WEST, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 48 MINUTES 49 SECONDS WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES, 72.33 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 152.42 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 49 SECONDS EAST, 72.33 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES WEST, 152.42 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. 21 MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1980 AND KNOWN AS TRUST NO. 12058, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 26315288, TOGETHER WITH AN UNDIVIDED 13.62% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

## PARCEL 2:

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CROSS CREEK HOMEOWNER'S ASSOCIATION DATED THE 1ST DAY OF SEPTEMBER 1979, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25155624, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PROPERTY DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PROPERTY AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHTS OF THE GRANTOR TO GRANT SAID EASEMENT IN THE CONVEYANCE AND MORTGAGE OF SAID REMAINING PROPERTY.

PERMANENT TAX NUMBER 07-35-400- 049-187

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