

SHERIFF'S DEED

UNOFFICIAL COPY

(Judicial Sale)

91018798

Sheriff's Sale No. 903473

(The above Space for Recorder's Use Only)

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on

August 30, 1990

in Case No.

89 CH 342, 89 CH 344, and 89 CH 726, Consolidated with Case No. 89 CH 342

Entitled CITIBANK, F.S.B., f/k/a CITICORP SAVINGS OF ILLINOIS, Plaintiff,

vs. DENNIS R. FIELDS, et al., Defendants.

and pursuant to which the land hereinafter described was sold at public sale by said grantor on

December 5, 1990

from which sale no redemption has been made as provided by

statute, hereby conveys to the holder of the Certificate of Sale, the following described real estate situated on the County of Cook, in the State of Illinois, to have and to hold forever:

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1990 AND KNOWN AS TRUST NO. 113198-03

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

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The language on the reverse side of this Deed is incorporated by reference herein.

DATED this date:

JAN 02 1991

19

RECORDED IN BOOK 11000 PAGE 200

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MICHAEL F. SHEARAN
Sheriff of Cook County, Illinois

(SEAL)

By: *Annie D. Evans*
Deputy Sheriff of Cook County, Illinois

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:

ANNIE D. EVANS

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal, this JAN 02 1991 day of 19

Commission expires 31 19 93
Michael F. Shearan
Notary Public

ADDRESS OF PROPERTY:

Units 412, 314, 416
730 North Hicks
Palatine, IL

MAIL TO:

Name

Address

City, State and Zip

The above address is for statistical purposes only and is not part of this deed.

ADDRESS OF GRANTEE:

33 North LaSalle Street
Chicago, Illinois 60602

RECORDER'S BOX NO. 372

FORM 5 SHR

1800

APPLY "RIDERS" OR REVENUE STAMPS HERE
Except under provisions of Paragraph 1, Section 11-2
Real Estate Transfer Tax Act
01/01/91
Notary Public Representative

DOCUMENT NUMBER
91018798

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 99 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

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LEGAL DESCRIPTION RIDER
UNOFFICIAL COPY

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PARCEL 1:

PARCEL 1A: Unit 412 and parking space P412 together with their respective undivided interest in the common elements in Renaissance Towers Condominium as delineated on a survey of the following described real estate: Part of Lots 20 and 21 in Renaissance Subdivision, being a Subdivision of part of the North West 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 26190230 together with an undivided percentage interest in the common elements.

PARCEL 1B: Non-exclusive perpetual easement for the benefit of Parcel 1 as created by the plat of Renaissance Subdivision recorded January 6, 1975 as Document 22955436 for ingress and egress.

The common address of said real estate is 730 North Hicks, Unit 412, Palatine, Illinois.

Permanent Real Estate Index No.: 02-14-100-080-1120

PARCEL 2:

PARCEL 2A: Unit 314 and parking space P314 together with their respective undivided interest in the common elements in Renaissance Towers Condominium as delineated on a survey of the following described real estate: Part of Lots 20 and 21 in Renaissance Subdivision, being a Subdivision of part of the North West 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 26190230 together with an undivided percentage interest in the common elements.

PARCEL 2B: Non-exclusive perpetual easement for the benefit of Parcel 1 as created by the plat of Renaissance Subdivision recorded January 6, 1975 as Document 22955436 for ingress and egress.

The common address of said real estate is 730 North Hicks, Unit 314, Palatine, Illinois.

Permanent Real Estate Index No.: 02-14-100-080-1099

PARCEL 3:

PARCEL 3A: Unit 416 and parking space P416 together with their respective undivided interest in the common elements in Renaissance Towers Condominium as delineated on a survey of the following described real estate: Part of Lots 20 and 21 in Renaissance Subdivision, being a Subdivision of part of the North West 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 26190230 together with an undivided percentage interest in the common elements.

PARCEL 3B: Non-exclusive perpetual easement for the benefit of Parcel 1 as created by the plat of Renaissance Subdivision recorded January 6, 1975 as Document 22955436 for ingress and egress.

The common address of said real estate is 730 North Hicks, Unit 416, Palatine, Illinois.

Permanent Real Estate Index No.: 02-14-100-080-1124

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