

(The above space for recorder use only)

COSS-22-950J
65 2/6/89

THIS INDENTURE, made this 19th day of July, 1991, between
GLENVIEW STATE BANK, a corporation of Illinois as Trustee under the provisions of a deed or
deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the
21st day of December, 1982, and known as Trust Number 3085
party of the first part, and James B. Surpless and Jane M. Surpless, husband and wife,
as joint tenants with rights of survivorship and not as tenants in common
grantees address: 1776 South Lane, Northbrook, Illinois 60062

parties of the second part.
WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/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 'A' ATTACHED HERETO AND MADE A PART HEREOF.

The party of the first part hereby reserves to itself, its successors and
assigns, the rights and easements set forth in the Environmental Preservation
Declaration for the Courts of Regent Wood described on Exhibit 'A' attached
hereto, for the benefit of the remaining property described therein.

Permanent Index Number: 04-23-402-048 and 04-23-402-052

14⁰⁰

Together with the tenements and appurtenances thereto belonging,
TO HAVE AND TO HOLD the same unto said parties of the second part forever.

SUBJECT TO: See Exhibit 'B' attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS

1991 JUL 26 PM 12:16

31374305

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of
said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject
to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remain-
ing unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be
signed to these presents by its Vice-President and attested by its Assistant Trust Officer, the day and year first above written.

GLENVIEW STATE BANK
as Trustee as aforesaid

By Dino Franchi VICE-PRESIDENT
Attest Alice Hansen Assistant 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 Dino Franchi,

Vice-President of the Glenview State Bank and Alice Hansen,

Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer
respectively, appeared before me this day in person and acknowledged that they signed and deliv-
ered the instrument as their own free and voluntary act, and as the free and voluntary act of said
Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer did also then
and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said
corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free
and voluntary act of said Bank, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 19th day of July, 1991

OFFICIAL SEAL
MANJEH N. KARGAH
Notary Public, State of Illinois
My Commission Expires 5-2-95

Manjeh N. Kargah
Notary Public

ADDRESS OF PROPERTY:

32 Regent Wood Road
Northfield, IL, 60093

THE ABOVE ADDRESS IS FOR INFORMATION
ONLY AND IS NOT A PART OF THIS DEED

MAIL TO:

NAME ROBERT EKUND
ADDRESS ONE FIRST NAT'L PLAZA
CITY AND STATE CHgo, IL 60603
#3148

OR

RECORDER'S OFFICE BOX NO. _____

BOX 633 - TH

THIS INSTRUMENT PREPARED BY
ALICE HANSEN
GLENVIEW STATE BANK
800 WAUKEGAN ROAD
GLENVIEW, ILLINOIS 60025

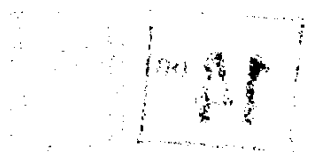
COOK
CJ. NO. 018
5 5 6 9 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
JUL 27 91
DEPT. OF REVENUE
7 12 00
REAL ESTATE TRANSACTION TAX
STAMP JUL 27 91
Cook County
95600

Document Number

91374305

UNOFFICIAL COPY

Property of Cook County Clerk's Office



2011/11/11

PARCEL 1:

Lot 32 in Courts of Regent Wood Unit 2, a planned unit development subdividing parts of Lots 25, 26 and the west 1/2 of Lot 27 in County Clerk's division of Section 23, Township 42 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois as set forth on Plat of Courts of Regent Woods Unit 2 planned unit development recorded July 13, 1987 as Document 87390231 as revised by amendment.

Recorded 7-26-1991 as Document 91374304

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 over outlot A in Courts of Regent Wood Unit 1, a subdivision of parts of Lots 25, 26 and the west 1/2 of Lot 27 in County Clerk's division of Section 23, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois and outlot block in Courts of Regent Wood Unit 2 aforesaid as set forth in the Environmental Preservation Declaration for the Courts of Regent Wood recorded August 25, 1987 as Document 87467969 as amended by supplement to Environmental Preservation Declaration for the Courts of Regent Wood recorded August 22, 1989 as Document 89389821 and Plat of Subdivision of Courts of Regent Wood Unit 2 recorded July 15, 1987 as Document 87390231 and as created by deed from Glenview State Bank as Trustee under Trust Agreement dated December 21, 1982 known as Trust Number 3085 to 7-26-1991 recorded as Document 91374305.

Office 91374305

UNOFFICIAL COPY

A. General real estate taxes and special assessments not due and payable at the time of Closing and subsequent years,

B. Applicable zoning and building laws and ordinances;

C. The Subdivision Plat, Declaration and By-Laws, including all amendments and exhibits thereto, and including all of the covenants, conditions, easements and restrictions set forth therein,

D. Covenants, conditions, restrictions and other matters of record,

E. Private, public and utility easements,

F. Rights of the public, the State of Illinois, County of Cook and the Village of Northfield in and to that part of the Property taken or used for road purposes,

G. Easement dated June 11, 1980 and recorded July 11, 1980 as document 25512650 made by Lenore E. Fitzsimons, as executor of the Estate of Francis R. Fitzsimons (deceased) to the Village of Northfield, of a non-exclusive and perpetual right and easement for the purpose of installation, maintenance, repair and replacement of all underground water lines, storm and sanitary sewers over the East 17 feet of the West 50 feet of the Property,

H. Provisions of an Ordinance to Authorize a Planned Development of Certain Property pursuant to Article XV of the Zoning Ordinance of the Village of Northfield adopted by Board of Trustees of the Village of Northfield, dated October 21, 1980 and recorded November 24, 1980 as document number 25678354, as amended from time to time,

I. Provisions contained in an Ordinance recorded November 13, 1985, as document number 85280064 amending Ordinance No. 289 described in H. above,

J. Easement dated April 27, 1984 and recorded May 9, 1984 as document number 27079144 made by Glenview State Bank as Trustee under Trust Agreement dated December 21, 1982 and known as Trust No. 3085 to LaSalle National Bank as Trustee under Trust Agreement dated July 15, 1983 and known as Trust No. 106820,

K. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser,

L. Leases, licenses and agreements related to landscaping, maintenance, repair, snow removal, refuse, or other services to, for or on the Property or otherwise affecting the Common Area, and

M. Any other matters over which Chicago Title Insurance Company shall issue a standard endorsement of which otherwise shall be insured over by Chicago Title Insurance Company.

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