

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recorders use only

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THIS INDENTURE, made this 2th day of April, 1992, between THE FIRST NATIONAL BANK OF DES PLAINES, 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 11th day of September, 1990, and known as Trust Number 17491749 party of the first part, and Eleanor E. McGrath, a widow

of Des Plaines, IL parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO HUNDREDTHS (\$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 Legal Description attached

General Number Provision of Paragraph Section Real Estate Transfer Tax Act. 4/3/92

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together with the tenements 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

18789-20

COOK COUNTY RECORDER DEPT-01 RECORDING 134444 TRAN 0949 05/18/92 16:03

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power hereby granted to and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto relating, SUBJECT, HOWEVER, to the liens of all taxes and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other taxes 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 walls rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's liens, if any; easements of record, if any; and rights and claims of parties in possession.

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

THE FIRST NATIONAL BANK OF DES PLAINES Trustee, as aforesaid, and not personally.

By Lourdes Martinez Trust Officer
Attest: Adrian J. Billingsley 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 Lourdes Martinez, Trust Officer

~~Assistant Trust Officer~~ of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and Adrian J. Billingsley Assistant Trust Officer/Assistant Cashier of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer/Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer/Assistant Cashier also then and there acknowledged that she, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Kelley A. Novak
Notary Public, State of Illinois
My Comm. Exp. 9/19/93

Given under my hand and Notarial Seal this 3rd day of April, 1992
Kelley A. Novak
Notary Public

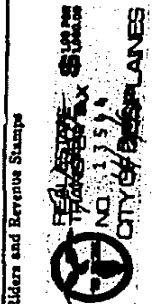
This document was prepared by: Tuttle, Vedral, Collins, and Erickson, P.C. 701 Lee Street, Suite 600, Des Plaines, IL 60016

For information only insert street address of above described property.

FORM #4

Box 373

23⁰⁰



This space for affixing Bidder and Revenue Stamps

PLEASE PRINT

Document Number

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Property of Cook County Clerk's Office

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UNIT 306 IN 820 GRACELAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH THIRTY FIVE (35) FEET OF LOT TEN (10) AND ALL OF LOT ELEVEN (11) IN BLOCK SEVEN (7) IN PARSON'S AND LEE'S ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PARTS OF SECTION 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON MARCH 5, 1991 AS DOCUMENT NUMBER 91096692, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-19 AND STORAGE SPACE S-12.

Commonly known as : 820 Graceland Avenue, Unit 306, Des Plaines, IL 60016
Permanent Index Number: 09-17-424-014-0000 and 09-17-424-015-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 CONDOMINIUM, 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, CONVENANTS, 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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