

# UNOFFICIAL COPY



TRUSTEE'S DEED

92653962

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 14th day of August, 1992, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 10th day of June, 1988, and known as Trust Number 1091103, party of the first part, and PRAGNESH SHAH AND JAYANTILAL SHAH 1056-A Boxwood, Mount Prospect, Illinois 60056

not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

DEPT-01 RECORDING \$27.50  
T#4444 TRAM 6337 09/02/92 16:19:00  
#2508 \*---92-653962  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
RECEIVED  
140.50

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

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 of any there be of record in said county given to secure the payment of money, and remaining unlicensed at the date of this delivery hereof.

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



CHICAGO TITLE AND TRUST COMPANY as Trustee as aforesaid.  
By *[Signature]* Assistant Vice-President  
Attest *[Signature]* Assistant Secretary

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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

"OFFICIAL SEAL"  
Sheila Davenport  
Notary Public, State of Illinois  
My Commission Expires 10/7/95

Given under my hand and Notarial Seal Date AUG. 14, 1992  
*Sheila Davenport*  
Notary Public

DELIVERY NAME: GARY LUNDEEN  
STREET: 806 E. NERBE  
CITY: Roselle IL 60172  
OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2230 Nichols  
Arlington Heights, IL

THIS INSTRUMENT WAS PREPARED BY: M. PROFFERT IL  
Melanie M. Hinds  
111 West Washington Street  
Chicago, Illinois 60602

MAIL TAX BILLS  
TO:  
PRAGNESH SHAH  
1056-A BOXWOOD  
60056

Document Number  
92653962

9750  
77

051887 MW

18A

This space for affixing rider

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2010

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 AS SET FORTH IN A CERTAIN DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 13, 1977 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT 24119679 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1977 AND KNOWN AS TRUST NUMBER 49107 TO NORBERT J. NELSON DATED NOVEMBER 9, 1977 AND RECORDED DECEMBER 27, 1977 AS DOCUMENT 24260207 FOR THE PURPOSES OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALSO

IN COOK COUNTY, ILLINOIS, 13 DEGREES 00 MINUTES 22 SECONDS WEST, 4.55 FEET TO THE PLACE OF BEGINNING, THENCE SOUTH 58 DEGREES 05 MINUTES 41 SECONDS WEST, 4.21 FEET; THENCE SOUTH THEREOF; THENCE SOUTH 13 DEGREES 05 MINUTES 43 SECONDS WEST, 13.49 FEET; SAID QUARTER QUARTER SECTION 13.68 FEET NORTH OF THE SOUTHEAST CORNER MEASURED ALONG A LINE BEARING DUE WEST FROM A POINT ON THE EAST LINE OF 421.34 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION AS THENCE SOUTH 31 DEGREES 54 MINUTES 17 SECONDS EAST, 46.58 FEET TO A POINT SAID QUARTER SECTION 153.22 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; MEASURED ALONG A LINE BEARING DUE WEST FROM A POINT ON THE EAST LINE OF POINT 445.96 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION AS FEET; THENCE NORTH 73 DEGREES 00 MINUTES 15 SECONDS EAST, 9.87 FEET TO A THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 82 DEGREES 01 MINUTES 30 SECONDS EAST, 3.96 FEET; THENCE NORTH 58 DEGREES 05 MINUTES 43 SECONDS EAST, 24.63 FROM A POINT ON THE EAST LINE OF SAID QUARTER SECTION 137.87 FEET NORTH OF EAST LINE OF SAID QUARTER SECTION AS MEASURED ALONG A LINE BEARING DUE WEST 05 MINUTES 42 SECONDS EAST, 10.0 FEET TO A POINT 480.23 FEET WEST OF THE THENCE SOUTH 58 DEGREES 05 MINUTES 43 SECONDS WEST, 30.25 FEET THENCE NORTH

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE DUE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION 93.88 FEET, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE DUE WEST 429.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION:

Property

UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

JACOB KURIYAN, being duly sworn on oath, states that he resides at \_\_\_\_\_ That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

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CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

X Jacob

SUBSCRIBED AND SWORN to before me this 17 day of August, 1992.

[Signature]  
"OFFICIAL SEAL"  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/30/94

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