

UNOFFICIAL COPY

TRUSTEE'S DEED

92854671

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 29 day of October, 1992, between PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 21 day of December, 1986 and known as Trust Number 8079, party of the first part, and MARGARET HORNIG 824 Kelly Ann Drive, Palatine, IL 60067

92854671

part Y 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 part Y of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

949 North Cove Drive, Palatine, Illinois 60067
Unit 949C

DEPT-11 RECORD.T \$23.50
T8888 TRAN 4336 11/16/92 13:34:00
\$1194 * -92-92854671
COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

SUBJECT TO: SEE ATTACHED.

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part

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, any mechanic lien, any and all other liens, notices or claims of record and any and all other statutory lien rights duly perfected (if any there be) in said county given to secure the payment of money, and remaining unreleased at the date of the 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 Senior Vice-President - Trust Officer and attested by its Assistant Vice-President - Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY

By [Signature] Asst. Trust Officer
By [Signature] Asst. Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK }

the undersigned

A Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that
ABSE. XXX Vice President of PARKWAY BANK AND TRUST COMPANY and
Jason Kubinski

OFFICIAL SEAL
GLORIA WIELGOS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/25/94



Attest: [Signature] 29 day of October 1992
Notary Public

NAME
STREET
CITY
INSTRUCTIONS

DON & LEVIN
ATTORNEYS AT LAW
South Barrington Office Centre
33 West Higgins Road, Suite 4090
South Barrington, Illinois 60010

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

949 North Cove Drive - Unit 949C
Palatine, IL 60067

This instrument prepared by:
GLORIA WIELGOS
PARKWAY BANK AND TRUST COMPANY
4501 N. HAWTHORNE AVENUE
HARVEY HEIGHTS, IL 60556

Document Number
92854671

23/92

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LEGAL DESCRIPTION:

Unit 949C together with its undivided percentage interest in the common elements in the Hidden Cove Condominiums as delineated and defined in the declaration recorded as document number 90-577492 as amended from time to time, in the southwest 1/4 of the southeast 1/4 of section 9, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of the condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easement, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended declaration recorded pursuant thereto.

SUBJECT TO:

(1) general real estate taxes not due and payable at the time of closing; (2) special taxes or assessments for improvements not yet completed; (3) easements, covenants, restrictions, orders, agreements, conditions and building lines of record and party wall rights; (4) the Act, including all amendments thereto; (5) the Plat; (6) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (7) applicable zoning, building and municipal laws and ordinances; (8) easements, roads and highways, if any; (9) unrecorded public utility easements, if any; (10) Purchaser's mortgage, if any; (11) plats of dedication and plats of subdivision and covenants thereon; (12) annexation agreements; (13) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (14) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (15) drainage ditches, tiles and laterals, if any.

P.I.N. 02-09-402-035

ADDRESS OF PROPERTY: 949 NORTH COVE DRIVE, PALATINE, IL 60067

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★★★
128903
Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

980653

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