

DEED OUT OF TRUST

THIS INDENTURE, made this 27th day of January, 1992, between INDEPENDENT TRUST CORPORATION, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said INDEPENDENT TRUST CORPORATION, in pursuance of a Trust Agreement dated the 16th day of July, 1987, and known as Trust No. 592, Party of the first part, and PATRICK A. DWYER, Jr., Unit 1B, 1767 West Algonquin Road, Mount Prospect, Illinois, party of the second part.

*a bachelor

Witnesseth, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Rider containing legal description attached hereto as Exhibit "A" and made a part hereof.

P.I.N. 08-22-203-069

Property Address: Unit 1B, 1767 West Algonquin Road, Mount Prospect, Illinois 60056

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.

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 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 Trust Officer and attested by its Trust Officer, the day and year first above written.

INDEPENDENT TRUST CORPORATION,
as Trustee aforesaid.

BY: Patrick A. Dwyer, Jr. Trust Officer

ATTEST: Walter F. Sprossbury
Walter F. Sprossbury Trust Officer

RECORD OF MOUNT PROSPECT
JAN 27 1992
5776 \$198.00

Q117
5151587

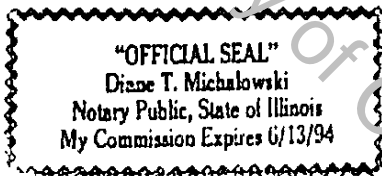
27 50

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

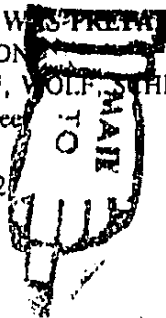
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and the above named Trust Officer, of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T.O. and T.O. 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 Corporation, for the uses and purposes therein set forth; and the said T.O. did also then and there acknowledge that he, as custodian of the Corporate seal of said Corporation, did affix the said Corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of January, 1992.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
EDWARD S. SALOMON
ROBBINS, SALOMON, WOLF, SCHLESINGER & MILLER, LTD.
25 East Washington Street
Suite 1000
Chicago, Illinois 60602
(312) 782-9000



AFTER RECORDING PLEASE MAIL TO:

THOMAS J. McELLIOTT
77 W. WASHINGTON RM 600
CHICAGO ILL 60602

MAIL SUBSEQUENT TAX BILLS TO:

Patrick A. Dwyer
1767 W Algonquin #1B
Ht. Prospect, IL 60056

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: Unit 1767-1B, together with its undivided percentage interest in the common elements in Cinnamon Cove Condominium as delineated and defined in the restated and amended Declarations recorded as Document Nos. 91-424352 and 91518494, formerly known as Ivy Green Condominium as delineated and defined in the Declaration recorded as Document No. 25498291, and as amended from time to time, in Lot 1 (except the North 462.80 feet of the South 736.42 feet thereof) in Algonquin-Dempster Subdivision, a Subdivision of part of the Southeast 1/4 of the Southeast 1/4 of Section 15, and part of the Northeast 1/4 of Section 22, all in Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement appurtenant to and for the benefit of Parcel 1, for ingress and egress as contained in Declaration of easements recorded as Document No. 25498290 and as amended from time to time.

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 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, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO

Nondelinquent general real estate taxes; applicable zoning, planned development and building laws and ordinances and other ordinances of record; encroachments onto the property, if any; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the restated and amended Declaration or amendments thereto and easements provided for in any plat of subdivision of the project which may hereafter be recorded; rights of the public, the Village of Mt. Prospect and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the project; roads or highways, if any; liens, encroachments, taxes and other matters over which "title company" (hereinafter defined) is willing to insure at Seller's expense.

UNOFFICIAL COPY

REORDER ITEM # PS4 LABEL

Property of Cook County Clerk's Office