

UNOFFICIAL COPY

NAME: R. J. MCELROY
STREET: 616 NORTH COOK ST
CITY: PALO ALTO, IL 60667
DISTRICT: 14

996 N. COVE
PALO ALTO, IL

YOUR INFORMATION ONLY
INSERT STAMP ADDRESS OF COUNTY
REGISTERED PROPERTY HERE

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/23/99
GLORIA WIELGOS
12th March 1992

Assistant: JOHANN KUBINSKI
the undersigned: ROSANNE DUPASS

STATE OF ILLINOIS
COUNTY OF COOK

PARKWAY BANK AND TRUST COMPANY
Assistant: JOHANN KUBINSKI
Trust Officer: ROSANNE DUPASS

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 Senior Vice President, Trust Officer and duly authorized officer, and the undersigned, Notary Public, in and to wit, on this day of March, 1992, at the City of Chicago, Illinois.

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 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, mortgage, lien, and all other liens, notices or claims of record and any and all other claims, liens, mortgages, and encumbrances, and all other matters which may be of record or otherwise existing at the date of the delivery hereof.

To Have and to Hold the same unto said party together with the tenements and appurtenances thereto belonging of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100----- (\$10.00) dollars, and other good and valuable consideration 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:

234 Jennifer Lane, Palatine, Illinois 60067

party of the first part, and JAMES GOLDEN, a bachelor, Number 8079 day of December, 1986, and known as Trust violation of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a 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 21st day of March, 1992, between

This instrument prepared by:
ROSANNE DU PASS
PARKWAY BANK & TRUST COMPANY
4800 N. Harlem Avenue
Harwood Heights, IL 60656

92185112
DEPT-01 RECORDING
145555 TAN 2796 03/23/92 12149200
44767 \$ E * - 22 - 138412
COOK COUNTY RECORDER

92185112
TRUSTEE'S DEED

51298607
14

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SECRET

Property of Cook County Clerk's Office

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P.I.N. XXXXXXXXXX 02-09-402-021 & 02-09-402-022
02-09-402-034
ADDRESS OF PROPERTY: 994 N. COVE DRIVE, PALATINE, IL 60067

(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) plat 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.

SUBJECT TO:

The deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divided pro tanto and vest in the grantees of the other units in accordance with the terms of said declaration and any amended Declaration 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.

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.

Grantor also hereby grants to the grantees, 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.

Unit 994D together with its undivided percentage interest in the common elements in the Hidden Cove Condominium 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.

LEGAL DESCRIPTION:

2168126

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