

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recorders use only

84354032

THIS INDENTURE, made this 23th day of March, 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, 1992, and known as Trust Number 21562156, party of the first part, and Sonja A. Timmer and Richard A. Gancarz, party of the second part,

92266932

of Park Ridge, 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

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 **NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

DEPT-01 RECORDING 142222 TRAN 2388 04/21/92 17:32:00
#2962 *--92-266932
COOK COUNTY RECORDER

This deed is executed by the party of the first part as Trustee, in and to the full exercise of the power and authority granted to and vested in it by the terms of said Deed of Trust and the provisions of the Trust Agreement above mentioned, and of every other power and authority thereto or therein or hereunder or in any deed or deeds and mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other lawful claims of any kind, pending litigation, if any, affecting the said real estate, building lines, building laws and other laws, ordinances, rules, regulations, orders, decrees 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 Trust Officer, the day and year first above written.

THE FIRST NATIONAL BANK OF DES PLAINES
as Trustee, as aforesaid, and not personally.
By *Lourdes Martinez*
Trust Officer
Attest: *Adrian J. Billingsley*
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

NOTARIAL SEAL
KATHA A. ...
Notary Public
My Comm. Expires ...

~~XXXXXXXXXXXXXXXXXXXX~~ OF THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and Adrian J. Billingsley ~~XXXXXXXXXXXXXXXXXXXX~~ Trust Officer ~~XXXXXXXXXXXXXXXXXXXX~~ 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 ~~XXXXXXXXXXXXXXXXXXXX~~ Trust Officer ~~XXXXXXXXXXXXXXXXXXXX~~, 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 ~~XXXXXXXXXXXXXXXXXXXX~~ Trust Officer ~~XXXXXXXXXXXXXXXXXXXX~~ did also then and there acknowledge the ~~XXXXXXXXXXXXXXXXXXXX~~ also, 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 ~~XXXXXXXXXXXXXXXXXXXX~~ 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.

Given under my hand and Notarial Seal this 25th day of March, 1992
Lourdes Martinez
Notary Public

This space for affixing Riders and Revenue Stamp
2000000000
PLEASE PRINT
NO. 11543
CITY OF DES PLAINES

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

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UNIT 303 IN RIVER STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 IN TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6 AND 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY, 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 19, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 91610066, 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, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION, AS THOUGH CONVEYED HEREBY.

PARCEL 2: THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE, IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-2 AND STORAGE SPACE S-5.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 PROPERLY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as: 1653 River Street, Unit 303, Des Plaines, Illinois 60016

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