

UNOFFICIAL COPY

TRUSTEE'S DEED

92345485

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 10 day of April, 19 92, between **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, 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 29th day of February, 19 88, and known as Trust Number 104695-00 party of the first part, and John F. Starbuck party 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 parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

1992 MAY 10 PM 3:10

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Permanent Real Estate Index Number:

03-08-004-C

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.

SUBJECT TO:

(See Exhibit A attached hereto)

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, this day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By _____

VICE PRESIDENT

Attest _____

ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

SS

THIS INSTRUMENT PREPARED BY

Susan Nachman

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 N. LA SALLE CHICAGO, ILLINOIS Rudnick & Wolfe 203 North LaSalle Suite 1800 Chicago, IL 60601

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association 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 National Banking Association, caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

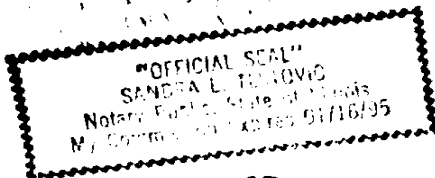
Given under my hand and Notary Seal.

APR 15 1992

Date

Notary Public

DELIVERY INSTRUCTIONS



OR

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1401 W. Bridge Court

Mount Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 REAL ESTATE TRANSFER TAX
 RECEIVED
 \$ 150.00
 6133 S. HODGE
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 75.00

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EXHIBIT A

1. General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
2. Special taxes or assessments for improvements not yet completed;
3. Easements, covenants, restrictions, orders, agreements, conditions and building rules of record and party wall rights;
4. The Illinois Condominium Property Act;
5. Terms, conditions and conditions of the Declaration of Condominium Ownership for Country Club Village Condominium Association, including all amendments and exhibits thereto;
6. Applications, zoning, building and municipal laws and ordinances;
7. Easements, roads and highways, if any;
8. Other public utility easements, if any;
9. Purchaser's mortgage, if any;
10. Plats of location and plats of subdivision and covenants thereon;
11. Annexation agreements;
12. Actions or judgments against the Seller or anyone claiming under him or her;
13. Liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and
14. Drainage ditches, tiles and laterals, if any.

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SCHEDULE A - CONTINUED

Commitment No.: 044810

EXHIBIT A - LEGAL DESCRIPTION

Unit 22-27-R-U in Old Orchard Country Club Village Condominium as delineated on a survey of the following described Parcel of Real Estate:

Portions of Old Orchard Country Club Village, being a Recubdivision in the East 1/4 of the North East 1/4 of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Mount Prospect, Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 29, 1988 and known as Trust No. 104695-00 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 89,159,830, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) as amended from time to time.

Permanent Tax Numbers: 03-28-202-004 Volume: 233
 03-28-202-006

NOTE: There has been no tax division for the individual condominium units.

Said matter affects this and other property.

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