

UNOFFICIAL COPY

THIS INDENTURE, Made this 17th day of September A.D., 19 93 between

BOULEVARD BANK NATIONAL ASSOCIATION, a National Bank Association, of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated 13th day of March, 19 93, and known as Trust Number 9615, Party of the First Part and JOHN P. WALSH as to an undivided 80% interest and JOHN P. WALSH, JR. as to an undivided 20% interest as tenants in common, Party(ies) of the Second Part. Address of Grantee (s): 635 Hagg, Northfield, Illinois

WITNESSETH, that said Party of the First Part, in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said Party(ies) of the Second Part, as Tenants in Common Joint Tenants with Right of Survivorship, the following described real property, situated in the County of Cook, State of Illinois, to wit:

\*according to the interests above set out

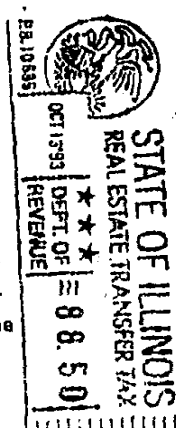
SEE ATTACHED EXHIBIT "A":

COBK CO. NO. 018 220172

COOK COUNTY, ILLINOIS FILED FOR RECORD

OCT 13 PM 1:16

93820501



together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): 03-20-100-005; 03-20-100-024; 03-20-106-017

TO HAVE AND TO HOLD the same unto said Party(ies) of the Second Part as aforesaid and to the proper use, benefit and behalf of said Party(ies) of the Second Part forever.

SUBJECT TO:

(SEE ATTACHED EXHIBIT "A")

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 affecting the said real property or any part thereof 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 Assistant Vice President and Attested to by its Assistant Vice President, the day and year first above written.

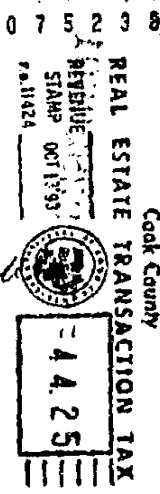
ATTEST:

BOULEVARD BANK NATIONAL ASSOCIATION as Trustee as aforesaid

By: [Signature] Assistant Vice President

By: [Signature] Assistant Vice President

STATE OF ILLINOIS ) COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelle Hermann, Assistant Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, and John J. McCole, Assistant Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as said Vice President and Assistant Vice President 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 Bank, for the uses and purposes therein set forth; and that the said Assistant Vice President did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal this 20th day of September A.D., 19 93

[Signature] NOTARY PUBLIC

My Commission Expires: 5-21-97

AFTER RECORDING, MAIL THIS DEED TO:

NAJARIAN & NAJARIAN 825 GREENEAVEN RD WILMETTE, IL 60091

This Instrument Was Prepared By:

JOHN K. MEIER 410 North Michigan Chicago, Illinois 60611

93820501

BOX 333

930578884 930578884

UNOFFICIAL COPY

Faint, mostly illegible text at the top of the page, possibly a header or introductory paragraph.

Property of Cook County Clerk's Office

NEW YORK STATE  
STATE OF NEW YORK  
COUNTY OF [illegible]

NEW YORK STATE DEPARTMENT OF TAXATION  
105028866  
NY S 2

Main body of faint, illegible text, likely the primary content of the document.

OFFICIAL SEAL  
Notary Public State of New York  
My Commission Expires 03/31/2013

Faint text at the bottom of the page, possibly a signature or footer.

03250201

000 000

# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT 105-2B IN COUNTRY CLUB CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, WHICH IS 276.2 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET) AND EXTENDING TO THE EAST LINE OF SAID WEST 250 FEET 145.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET) EXCEPTING THEREFROM THAT PART OF EXISTING RIGHT OF WAY OF PALATINE ROAD HERETOFORE CONVEYED TO THE COUNTY OF COOK COUNTY, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT A AND LOT B IN ARLINGTON HIGHLAND, BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY BOULEVARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1993 AND KNOWN AS TRUST NUMBER 9615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93702867; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Country Club Condominium Association and the By-Laws of Country Club Condominium Association (collectively the "Declaration of Condominium") and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for 1993 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (l) ~~existing tenant lease and~~ existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments\* ~~if any~~; (o) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (p) leases and license affecting the Common Elements; and (q) building lines per existing subdivision plat.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL;

P.I.N. 03-20-100-005; 03-20-100-024; 03-20-106-017

\*if insured over by adequate title insurance coverage,

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 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."

93820501

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/10/2022