This Indenture, made thislthday of	ADTIL A.D 19 94 belw	iaon /
LaSalle National Trust, N.A., a national banking association,	Chicago, Illinois, as Trustee under the provisions of a Deed or De	eds /
in Trust, duly recorded and delivered to said Bank in pure	suance of a trust agreement dated the25th	day 🔾
of	s Trust Number(the "Trustea")	_ਫ਼ਨੂੰ ਸ਼ਿਨ੍ਹਾਂ ਫਰਰK
and William F. King, Sr., and Suzann C.	. King, as joint tenants , (the "Grantee	ns ⁵ .) ()
(Address of Grantee(s): 1107 Stuffing Avenue	#205, Palatino, Illinois	连线0岁 一
	the section of the se	REV X
Witnesseth, that the Trustee, in consideration of the sum	ofTen_Dollars_and_no/100ths=======	100 × 1
	Dollars (\$10_00	ED
		·~
	d, does hereby grant, sell and convey unto the Grantees, no	(a)
tenants in common, but as joint levants, the following desc	cribed real estate, situated in	111:18110
CookCounty, Illinois, in wit:	.	REA REVE
FOR THE LEGAL DESCRIPTION AND SUBJECT	TO PROVISION, SEE ATTACHED RIDER WHICH XX	
EXPRESSLY INCORPORATED HEREIN	AND MADE A PART REALDY.	AFS
	, T	1 #
T		
roperty Address: 1021 Buccaneer #1, Schar		N N
Permanent Real Estate Index Number: 02-34-102-0		n 2
ogether with the tenements and appurtenances thereunto		f-mar
	<i>Y</i>	n k
To Have And To Hold the same unto the Granter	es not in tenancy in pointmon, but in joint tenancy, and to	the
proper use, benefit and behoof of the Grantees forever.	32970 A=	
nopal use, outling and defices of the districts is every	VILLAGE OF SCHAUMBURG	
- 1	DEPT. OF FOUNDER HEAL ESTATE AND ADMIRED JATION TRANSFER TA	×
	AMT. PAID \$1,3794	
This Doad is everylad oursuant to and in the exercise of t	the power and authority granted to and vested it said Trustee by	the 🕊
arms of said Dead or Deads in Trust delivered to said Trustee	in pursuance of the trust agreement above mer lighed. This Deely there be) of record in said county affecting the said (2) estate or a	dis 🙀
nade subject to the tien of every I rust Deed or Mongage (ii an) with the reof given to secure the payment of money and re-	emaining unreleased at the date of the delivery hereof.	dis the any the contract of th
In Witness Whereof, the Trustee has caused its	corporate seal to be hereto affixed, and has caused its na	
o be signed to these prosents by its \$\$19,554 Vice Preside bove written.	ent and attested by its Assistant Secretary, the day and year	first 📥
•	LaSalle National Trust, N.A.	7 · ·
	as Trustee as atoresaid.	
		77
A 4	James Land	
MARCY OF STACK Senis	Or Assignment Vice Prosident	·
amplements, control togets		
This instrument was prepared by:	LeSalle National Trust, N.A.	
Joseph W. Lang (hd)	Real Estate Trust Department 135 South LaSalle Street	

Chicago, litinois 60603-4192

County of Cook

,			
Harriet Denisewicz		a Neian Public in and	for said clours
in the State aloresaid, Do Hereby Certify thatJos	oph W. Lang		
Senior Assistant Vice President of LaSalle National Trust N.A., and	Nancy A. St	ack	en egana ya jakan ka
Assistant Secretary thereot, personally known to me to be the instrument as such Americal Vice President and Assistant Sec acknowledged that they signed and delivered said instrument as said Bank, for the uses and purposes therein set forth; and said Accustodian of the corporate seal of said Bank did affix said corporating act, and as the free and voluntary act of said Bank for	telary tespertively, apper ther own tree and volunta ssistant Secretary did also porate iseat of said Bank	ateit fictur meilles stäs ryact and as the free and othen and there acknowl to said instryment as hi	; (ii) person oso (voluntaryactis (edge that he as
Given under my hand and Notarial Seal this 11 14th	gay of Apr	il	AJD 191, ⁹⁴ .
Optimization of As *		ciii Ministrate (Carr	
C			
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	C	: 02 //	
		944.285Y	; ; ?
**************************************	(2225)	·	K.A. tel 1922

TRUSTEE'S DEED (In Joint Tenaricy)

Address of Property

LaSaile National Trust,

LaSalle National Trust, N 135 South LaSalle Street Chreago, Illinois 60603-419

9442851

PARCEL 1:

UNIT 4-01 IN THE HIDDEN POND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117717 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HIDDEN POND HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117759.

Proberty of Cook County Clark's Office

SUBJECT TO:

- Declaration of Easements, Restrictions and Covenants for the Hidden Pond Homeowner's Association, Inc., dated October 19, 1992 made by LaSalle National Trust, N.A., as Trustee under Trust Agreement dated October 25, 1991 and known as Trust No. 116688 and Schaumburg Square Partners, an Illinois limited partnership and recorded with the Office of Recorder of Cook County, Illinois (the "Recorder") on February 16, 1993 as Document No. 93-117759.
- 2. Restrictions contained in the Deed (the "Deed") dated May 29, 1979 from Shell Oil Company ("Shell") to Frank R. Stape Builder, Inc. ("Stape") and recorded with the Office of Recorder of Derds of Cook County, Illinois (the "Recorder") on June 21, 1979 as Document No. 25016003, correging, among other real estate, the Property. The Deed creates a perpetual easement which grants the right to enter upon the Property for the purpose of constructing, maintaining, operating and repairing connecting storm sewers running over, across and under the Pond located on the southerly or southeasterly portion of the Property (the "Easement"). The Deed also grants the right of access over that portion of the Property lying within 7 feet of the perimeter of the Easement to construct and repair the storm sewers and appurtenances connected thereto.
- 3. The terms, conditions and limitations contained in the Declaration of Protective Covenants (the "Covenants") dated May 29, 1979 created by Shell and recorded with the Recorder on June 21, 1979 as Document No. 25016002. The Covenants subject the Property to the following restrictions and limitations and the owners of the Property to the following obligations:
- (a) the repair, maintenance and operation of the pond sterm sewer facilities and any structures or appliances connected thereto, with the cost to be civided on a pro rata basis between all of the owners of the area covered by the pond;
- (b) rights of easement over the Property to construct, repair, maintain and operate storm sewers in connection with the pond;
- (c) an indemnification for loss or damage incurred through the exercise of the rights contained in the covenant; and
- (d) to provide insurance coverage prior to the commencement of any construction permitted under the covenant;
- 4. Rights under the Electric Facilities Easement ("Electric Easement") dated September 4, 1979 from National Boulevard Bank of Chicago to Commonwealth Edison Company and recorded with the Recorder on October 4, 1979 as Document No. 25178596. The Electric Easement creates an easement in, upon, under, over and along certain portions of the Property

Property of Cook County Clerk's Office

as more particularly described on Exhibit A attached to the Electric Easement, for the purpose of installing and maintaining, repair, install and service said equipment;

- 5. Agreement of Easement for Ingress and Egress (the "Ingress and Egress Easement") dated December 18, 1986 by and among LaSalle National Bank, as No. 106065, LaSalle National Bank, as Trustee under Trust Agreement dated August 8, 1986 and known as Trust No. 111435 and LaSalle National Bank, as Trustee under Trust Agreement dated November 12, 1986 and known as Trust No. 111756, and recorded with the Recorder on December 9, 1986 as Document No. 86617621 creating an easement for the purpose of ingress and egress over the driveway crea located on a portion of the Property described in the Ingress and Egress Easement;
- 6. The term, provisions, conditions and limitations set forth in the Memorandum of Agreement (the 'Memorandum of Agreement") dated October 14, 1981 by and among First Federal Savings and Lean Association, National Boulevard Bank of Chicago, Unity Savings Association and the Village of Schaumburg and recorded with the Recorder on April 20, 1982 as Document No. 26206537. The Memorandum of Agreement obligates the Owners of the Property to comply with the provisions of the Village of Schaumburg Ordinance No. 1611; and
- 7. All easements and restrictions created by and contained in the Plat of Condominium of the Hidden Pond Condominium (the "Pier") dated December 16, 1991 and recorded with the Recorder on February 16, 1993 as Docume at 93-117717. The Plat creates, among other things, the following easements under, across and over the Property:
- (a) a Village Utility Easement granted to the Village of Schaumburg creating a twenty (20) foot wide easement which corresponds to the existing storm water, sanitary sewer and water lines located on the Property for the purpose of installing, maintaining and removing storm water pipelines and appurtenances attached thereto; and
- (b) a Utility Easement granted to Illinois Bell Telephone Company, Northern Illinois Gas Company, Commonwealth Edison and the Village of Schaumburg over the area occupied by the Electric Easement, for the purpose of the placement, maintenance and removal of utilities by the foregoing utility companies and the Village of Schaumburg.

- 8. Easement to the Village of Schaumburg and its successors and assigns for the installment, maintenance, relocation, renewal and removal of underground water service pipelines, sanitary sewer pipelines, storm water drainage pipelines and related facilities and appurtenances thereto in the areas designated as "utility easement" as set forth in Exhibit "C" to the Declaration of Condominium recorded as Document 93117717.
- 9. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded February 15, 1993 as Document No. 93117717, as amended from time to time;
- 10. Laundry room lease dated July 1, 1982 (affects common elements)

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TOR ALSO HEREBY GRANTS TO THE GRANTER, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS FOR ALSO HEREBY GRANTS TO THE AROVE DESCRIBED REAL ESTATE, THE RIGHTS AND RASEHENTS APPURTENANT TO THE AROVE DESCRIBED REAL FORTH IN THE DECLARATION OF HERTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CHINIUM, RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NUMBER 93-117717, COMINIUM, RECORDED WITH THE RECORDER OF DEEDS AND ASSIGNS, THE RIGHTS AND CRANTOR RESERVED TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE REMAINING PROPERTY CHENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY CRIBED THEREIN.

RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS SAID DECLARATION AT LENGTH HEREIN.

NTOR ALSO HEREDY GRAPTS AND CONVEYS TO GRANTEE THE EASEMENT DESCRIBED AS PARCEL R EXHIBIT A ATTACHED HERETO.

THE TENANT OF UNIT 4-0 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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