

UNOFFICIAL COPY

State of Illinois
County of Cook

} SS

Harriet Denisewicz

a Notary Public in and for said County

in the State aforesaid, **Do Hereby Certify** that Joseph W. Lang

~~Assistant Vice President~~ **Senior** Vice President of LaSalle National Trust, N.A. and Nancy A. Stack

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix 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 14th day of April AD 1994

Harriet Denisewicz
Notary Public

Property of Cook County Clerk's Office

APR 12 PM 1:02

94428511

94428511

Box No. 333-01

TRUSTEE'S DEED
(In Joint Tenancy)

Address of Property

LaSalle National Trust, N.A.

Trustee To
James B. ...
13 Quay
Chicago, IL 60661

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-1192

UNOFFICIAL COPY

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.

94428511

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SUBJECT TO:

1. 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 Deeds of Cook County, Illinois (the "Recorder") on June 21, 1979 as Document No. 25016003, conveying, 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, storm sewer facilities and any structures or appliances connected thereto, with the cost to be divided 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

34428511

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 area located on a portion of the Property described in the Ingress and Egress Easement;

6. The terms, 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 Loan 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 "Plat") dated December 16, 1991 and recorded with the Recorder on February 16, 1993 as Document 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.

94428511

UNOFFICIAL COPY

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)

Property of Cook County Clerk's Office

94428511

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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, RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NUMBER 93-117717. GRANTOR RESERVED 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.

GRANTOR ALSO HEREBY GRANTS AND CONVEYS TO GRANTEE THE EASEMENT DESCRIBED AS PARCEL A ON EXHIBIT A ATTACHED HERETO.

THE TENANT OF UNIT 4-01 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office