

UNOFFICIAL COPY

TRUSTEE'S DEED

94441427

Ch 150-010

THE UNDERSIGNED, do hereby certify that on this 10th day of MAY, 1994, 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 deed in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of JUNE, 1993, and known as Trust Number 117146-07, party of the first part, and BESSY A. PASAJKE, 2811 NORTHAMPTON, ROLLING MEADOWS, ILLINOIS, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of -\$11,000.00 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF. COOK COUNTY RECORDER

City of Rolling Meadows
 Department of Finance and Administration
 Real Estate Transfer Tax
 Amount 3.00 (addition) Date 5/16/94
 Agent [Signature]

City of Rolling Meadows
 Department of Finance and Administration
 Real Estate Transfer Tax
 Amount 3.00
 Agent [Signature] Date 5/16/94

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 part of the second part.

This deed is executed by the party of the first part as Trustee, as of record, 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, of every other power and authority therein existing. This deed is made subject to the liens of all mortgages and other mortgages upon or real estate of 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, the day and year first above written.

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



By [Signature] VICE PRESIDENT
 Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS,
 COUNTY OF COOK

SS

THIS INSTRUMENT
 PREPARED BY

PETER H. JOHANSEN
 AMERICAN NATIONAL BANK
 AND TRUST COMPANY
 OF CHICAGO
 13 N. LASALLE
 CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State of Illinois, DO HEREBY CERTIFY that the above named AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, personally known to me to be the said person, whose name appears in the foregoing instrument as Trustee, Vice President and Assistant Secretary, respectively, appeared before me on 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 that said Assistant Secretary, as above named, stated 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.

NOTARY PUBLIC
 State of Illinois
 My Comm. Expires 02/11/96

Date 5/12/94

Notary Public

DELIVERY INSTRUCTIONS

NAME John Pasajke
 STREET 3501 Algonquin Rd. #302
 CITY Rolling Meadows, IL 60068

OR THOR TITLE INSURANCE
 BOX 15

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE
 DESCRIBED PROPERTY HERE

7500 S. Cicero Ave. #100 - 4500-10

23057

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EXHIBIT "A"

PARCEL I:

UNIT 4500-1C IN THE KINGS WALK IV CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42, NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK IV CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 9441427 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO PARCEL II:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL I FOR INGRESS AND EGRESS AS DEFINED, CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNERS' ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 94341471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

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.

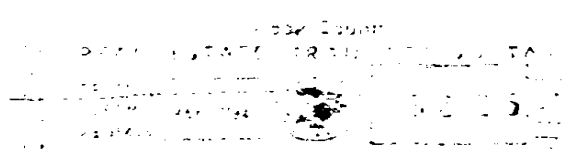
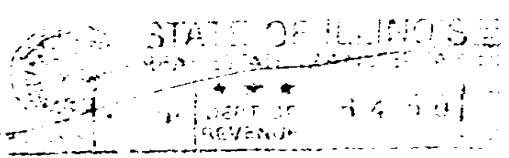
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT OF THE UNIT WAIVED THE RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASER.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Kings Walk Master Association and all amendments, if any, thereto; (c) Declaration of Covenants, Conditions, Restrictions and Easements and party wall rights for Kings Walk I Condominium Association and all amendments, if any thereto; (d) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, if any, and roads and highways, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Condominium Property Act; ~~(g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment;~~ (i) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) mortgage or trust deed specified below, if any; (k) general taxes for the second installment of 1993 and subsequent years; (l) installments due after the date of closing of assessments established pursuant to the Declarations; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and ~~(q) existing tenant lease.~~

P.I.N. 02-26-117-005-0000

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