

# UNOFFICIAL COPY

TRUSTEE'S DEED

94917060

Form 2591

John Torrey

The above space for recorders use only

THIS INDENTURE, made this 14th day of October, 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 deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of June, 1994, and known as Trust Number 117146-07 party of the first part, and David D. Schroeder and Stacy E. Schroeder, and Paul Schroeder and Louise A. Schroeder, his wife of 3215 Alethea Drive, Algonquin, IL, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & 00/100-- (\$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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to-wit:

See attached Exhibit "A" for legal description and subject to

PIN # 02-261-117-005  
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, tenancy, not in tenancy in common, but in joint tenancy,

TICOR TITLE INSURANCE  
BOX 14

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 thereunto enabling. This deed is made subject to the terms of all such 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 hereto affixed, and has caused its name to be signed in 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 for personally,

By

Attest

J. J. Kasperzyk  
Vice President

John J. Kasperzyk  
Assistant Secretary



STATE OF ILLINOIS : SS  
COUNTY OF CHICAGO

This instrument prepared  
by:

American National Bank  
and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY  
that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Chicago, personally known to me to be the same persons whose names are subscribed to the foregoing instrument  
do such Vice President and Assistant Secretary respectively, appearing before me  
this day in person and acknowledged that they signed and delivered the said instrument as their own  
free and voluntary act and of 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, in consideration of the compensation of said National Banking Association received  
the corporate seal of said National Banking Association to be utilized to said instrument as said  
Assistant Secretary, in consideration of the compensation of said National Banking Association received  
the corporate seal of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 06/27/96

OCT 19 1994

Date

Notary Public

NAME	Lorraine Fortelat
STREET	105 W. Cefnax
CITY	Palatine IL 60067
DELIVERY	
INSTRUCTIONS	
RECODER'S OFFICE BOX NUMBER	

OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

4608 Euclid, Unit 4608-2C

Rolling Meadows, IL

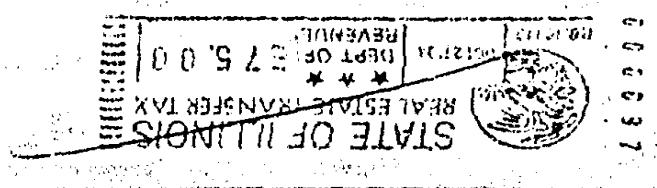
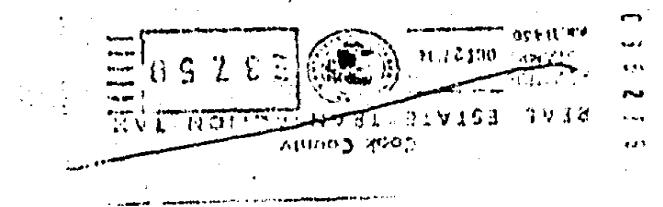
25 00

City of Rolling Meadows, Illinois
Department of Finance and Administration
Real Estate Transfer Tax
Amount \$23.50
Date 10-24-94
Agent Present by _____
Help Enclosed

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## EXHIBIT "A"

### PARCEL I:

UNIT 4608-2C IN THE KINGS WALK I 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 I CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 94341472 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 APPURTENNANT 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 OFFER AND OPTION TO PURCHASER.

SUBJECT TO: (n) 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 1994 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.

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

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