

UNOFFICIAL COPY

TRUSTEE'S DEED

94917060

Form 1591

Joint Tenancy

The above space for recorder's 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. Schreiner and Stacy E. Schreiner, and Paul Schreiner and Louisa Schreiner, his wife of 3215 Althea 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

City of Rolling Meadows Sealable  
Department of Finance and Administration  
Real Estate Transfer Tax  
Amount \$25.00  
Agent  
Date 10-27-94  
4608 Euclid, 2C

PIN # 02-26-117-005

together with the tenements and appurtenances thereto belonging.

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

TICOR TITLE INSURANCE  
BOX 19

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 thereto existing. This deed is made subject to the liens of all mortgages and/or incumbrances 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 hereunto 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 personally,



By: Gregory S. Kasprzyk, Vice President  
Attest: [Signature], Assistant Secretary

STATE OF ILLINOIS } 55  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, known personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged 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 for the uses and purposes therein set forth and voluntarily act of said National Banking Association for the uses and purposes therein set forth.

This instrument prepared by:  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal

NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 06/27/96

OCT 19 1994

Notary Public

DELIVERY INSTRUCTIONS  
NAME: Louisa Schreiner  
STREET: 105 W. Colfax  
CITY: Palatine IL 60067

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

4608 Euclid, Unit 4608-2C  
Rolling Meadows, IL

RECORDER'S OFFICE BOX NUMBER

25.00 m

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.00  
140000 : TRAH 9839 10/23/94 11:01:00  
42170 & C.J. \* -94-917060  
COOK COUNTY RECORDER

94917060

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
375.00  
OCT 27 1994  
OFFICE OF THE CLERK OF COOK COUNTY  
CHICAGO, ILLINOIS 60601

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
375.00  
OCT 27 1994  
OFFICE OF THE CLERK OF COOK COUNTY  
CHICAGO, ILLINOIS 60601

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## EXHIBIT "A"

### PARCEL I:

UNIT 4808-2C 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 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 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. 02-28-117-005-0000

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04/07/2009