

E117433-1943169 M-MLO

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TRUSTEE'S DEED - INDIVIDUAL

THIS INDENTURE, made this 4th of November, 1994 between First Bank National Association, a National Banking Association, of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 10th day of December, 1993, and known as Trust Number 2770, Party of the First Part and Sandra Felbein Party(ies) of the Second Part. Address of Grantee(s): 176 Kingsport, Hoffman Estates, Illinois

WITNESSETH, that Party of the First Part, in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said Party(ies) of the Second Part, the following described real property, situated in the County of Cook of Illinois, to wit:

LEGAL DESCRIPTION: (IF SPACE IS INSUFFICIENT, PLEASE ATTACH EXHIBIT)

SEE ATTACHED

together with the tenants and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): 0708101011

Any references to National Boulevard Bank of Chicago or Boulevard Bank National Association, shall mean FIRST BANK NATIONAL ASSOCIATION, its successor through merger.

TO HAVE AND TO HOLD the same unto said Party(ies) of the Second Part as aforesaid and to the proper use, benefit and behalf of said Party(ies) of the Second Part forever.

DEPT-01 RECORDING \$23.50
T55555 TRAN 8657 11/17/94 16:13:00
\$4776 \$ 1.1 OF-94-979256
COOK COUNTY RECORDER

Subject to: (See attached Exhibit "A")

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustee by the terms of the said deed or deeds in trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage, if any there be, of record in said county affecting the said real property or any part thereof given to secure the payment of money and remaining unleased at the date of the delivery thereof.

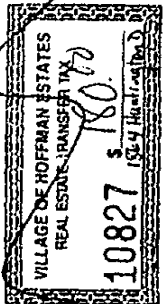
IN WITNESS WHEREOF, said Party of the First Part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Attested to by its Assistant Vice President, the day and year first above written.

ATTEST

FIRST BANK NATIONAL ASSOCIATION
as Trustee as aforesaid,

By: Shadia Kirk
Assistant Vice President

By: Ronald E. Heithoff
Vice President



STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHADIA H. KIRK Vice President of FIRST BANK NATIONAL ASSOCIATION, and RONALD E. HEITHOFF Assistant Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President 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 Bank, for the uses and purposes therein set forth; and that the corporate seal of said Bank did affix the 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.

MY COMMISSION EXPIRES:

GIVEN under my hand Notarial Seal this 4th day of November, A.D., 1994.

94973256



Angelica Flores
Notary Public

AFTER RECORDING MAIL THIS DEED TO:

Romanek & Romanek
Scott Romanek
134 N. LaSalle
Suite 210
Chicago IL 60602

THIS INSTRUMENT WAS PREPARED BY:

JOHN K. MEIER
400-410 North Michigan Avenue
Chicago, Illinois 60611

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 1864-D, IN THE HUNTINGTON CLUB VI CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BLOCK 6 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 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 RECORDED SEPTEMBER 27, 1994 AS DOCUMENT NUMBER 94839142 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 THROUGH 10, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH 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 EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

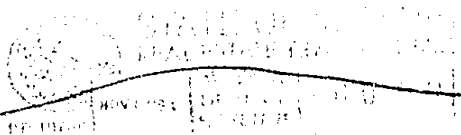
SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions, and Easements for Huntington Club Master Homeowners' Association ("Declaration of Homeowners' Association") and all amendments, if any, thereto; (c) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Huntington Club VI Condominium Association ("Declaration of Condominium Association") and all amendments, if any, thereto (said Declaration of Homeowners' Association and Declaration of Condominium Association sometimes hereinafter collectively referred to as "Declarations"); (d) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, 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 "closing" (as hereinafter defined) 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; and (p) leases and licenses affecting the Common Elements; (q) ~~existing tenant lease~~ *CMR*

94839142

P.I.N. 07-08-101-011

1864 HUNTINGTON CLUB

UNIT 1864-D FOR NEW RESIDENTS PL 60495



Cook County	
REAL ESTATE TRANSACTION TAX	
ISSUED	NOV 17 1994
STAMP	NOV 17 94
NO. 11421	3000

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