

the above space for recorder's use only

C71025  
1 of 1 @

TRUSTEE'S DEED

This Indenture made this 10th day of January, 1994 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of July, 1988 and known as Trust Number 1091985 party of the first part, and LESTER H. KIRSCHBAUM and CECELIA G. KIRSCHBAUM, husband and wife, NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT IN TENANCY BY THE ENTIRETY whose address is 825 Burlington, Western Springs, IL 60525 party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION  
SEE EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF FOR "SUBJECT TO" CLAUSE AND CONDITIONS

Permanent tax (SEE EXHIBIT 'A')

together with the tenements and appurtenances therunto belonging, TO HAVE AND TO HOLD NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT IN TENANCY BY THE ENTIRETY the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, As Trustee as Aforesaid

By: [Signature]  
Assistant Vice President

Attest: [Signature]  
Assistant Secretary

State of Illinois)  
County of Cook)

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Granior, 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 the said instrument as their own free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of January, 1994.

"OFFICIAL SEAL"  
Alda Di Mayo  
Notary Public, State of Illinois  
My Commission Expires 5/10/94

[Signature]  
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

NAME: JOHN ZAVISLAK  
ADDRESS: 2115 Butterfield  
CITY: OAK BROOK, ILL  
60521-1355

FOR INFORMATION ONLY-- STREET ADDRESS  
4820 Creek Drive  
Western Springs, IL 60525

This Instrument Was Prepared By:  
MELANIE M. HINDS  
171 NORTH CLARK ST  
CHICAGO, IL 60601

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This space for affixing Notary and Recorder's Seal

94079199

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94079199

- DEPT-01 RECORDING \$25.50
- 140000 TRAN 6282 01/25/94 11:52:00
- \$1821 ÷ \*-94-079199
- CDK COUNTY RECORDER

LEGAL DESCRIPTION:

UNOFFICIAL COPY

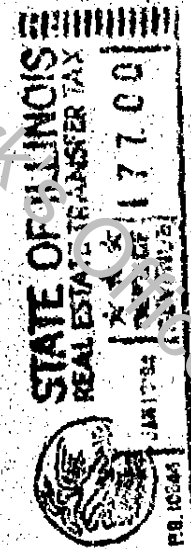
PARCEL 1:

UNIT 4820 IN COMMONWEALTH IN THE VILLAGE, A CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN COMMONWEALTH IN THE VILLAGE UNIT 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION LOCATED IN PARTS OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 29, 1993 AS DOCUMENT 93877638, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED IN THE PLAT OF COMMONWEALTH IN THE VILLAGE UNIT 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OVER, UPON AND ACROSS OUTLOT "A" THEREOF, RECORDED DECEMBER 29, 1992 AS DOCUMENT 92980475.

- TAX NO.: 18-07-109-001 VOL. NO.: 078
- TAX NO.: 18-07-109-012 VOL. NO.: 078
- TAX NO.: 18-07-109-002 VOL. NO.: 078
- TAX NO.: 18-07-109-013 VOL. NO.: 078
- TAX NO.: 18-07-109-003 VOL. NO.: 078
- TAX NO.: 18-07-109-008 VOL. NO.: 078
- TAX NO.: 18-07-109-017 VOL. NO.: 078
- TAX NO.: 18-07-109-009 VOL. NO.: 078
- TAX NO.: 18-07-109-010 VOL. NO.: 078
- TAX NO.: 18-07-206-026 VOL. NO.: 078
- TAX NO.: 18-07-206-005 VOL. NO.: 078
- TAX NO.: 18-07-206-006 VOL. NO.: 078



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(AFFECTS A PORTION OF THE UNDERLYING LAND)

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EXHIBIT "B"

Deed shall be subject to (1) Real Estate Taxes for the year 1993 and subsequent years; (2) Condominium Property Act of the State of Illinois; (3) easements, covenants, restrictions and building lines of record and as set forth in the Declaration and in the plat of Commonwealth-in-the-Village; (4) applicable zoning and building laws or ordinances; (5) acts done or suffered by Buyer.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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."

Cook County Clerk's Office  
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