

UNOFFICIAL COPY

THIS INDENTURE Made this 10th day of February, A.D., 1994 between BOULEVARD BANK NATIONAL ASSOCIATION, a National Bank 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 22nd day of March, 1993, and known as Trust Number 9615, Party of the First Part and RICHARD MOORE and LOUISE MOORE, his wife as Joint Tenants, Party(ies) of the Second Part. Address of Grantee (s): 5450 Astor, Rolling Meadows, Illinois

WITNESSETH, that said 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, not as Tenants in Common but as Joint Tenants with Right of Survivorship, the following described real property, situated in the County of Cook, State of Illinois, to wit:

(SEE ATTACHED EXHIBIT "A")

COOK COUNTY ILLINOIS

FEB 22 1994 53

94169062

COOK CO. NO. 018 224215

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 94.00

together with the tenements and appurtenances therunto belonging. Permanent Real Estate Index Number (s): 03-20-100-005-

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.

SUBJECT TO:

(SEE ATTACHED EXHIBIT "A")

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 affecting the said real property or any part thereof given 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 hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and Attested to by its Assistant Vice President, the date and year first above written.

ATTEST:

BOULEVARD BANK NATIONAL ASSOCIATION as Trustee as aforesaid

By: Louise Hildebrand Assistant Vice President

By: [Signature] Assistant Vice President

STATE OF ILLINOIS ) COUNTY OF COOK )

REAL ESTATE TRANSACTION TAX COOK COUNTY REVENUE DEPT. OF REVENUE 17.00

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACK P. O'CONNOR, Assistant Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, and LOUISE HILDEBRAND, Assistant Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 said Assistant Vice President did also then and there acknowledge that he as custodian of 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.

OFFICIAL SEAL Nancy Lopez Notary Public, State of Illinois My Commission Expires 5/21/97

GIVEN under my hand and Notarial Seal this 14th day of February, A.D., 1994 [Signature] NOTARY PUBLIC

My Commission Expires: 5-21-97

AFTER RECORDING, MAIL THIS DEED TO:

RICHARD S. MOORE, S.S. C. FIDELITY AND SECURITY

This Instrument Was Prepared By:

JOHN K. MEIER 410 North Michigan Chicago, Illinois 60611

BOX 333

Handwritten notes on the left margin: 1994, 74615132, Schuko, 03010066

Handwritten initials: 23-81

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EXHIBIT "A"

UNITS 25-109 and P-12 IN COUNTRY CLUB CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, WHICH IS 276.2 FEET WEST OF THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE); BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET) AND EXTENDING TO THE EAST LINE OF SAID WEST 250 FEET 145.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET) EXCEPTING THEREFROM THAT PART OF EXISTING RIGHT OF WAY OF PRIVATE ROAD HERETOFORE CONVEYED TO THE TOWN OF COOK COUNTY, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT A AND LOT B IN AIRAVION HIGHLAND, BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY BOULEVARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1991 AND KNOWN AS TRUST NUMBER 9615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93702867; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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THE TENANT WAIVED ITS RIGHT OF FIRST REFUSAL.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Country Club Condominium Association and the By-Laws of Country Club Condominium Association, collectively the "Declaration of Condominium") and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or in favor of from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for 1993 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (l) existing tenant lease and existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (p) leases and license affecting the Common Elements; and (q) building lines per existing subdivision plat.

P.I.N. 03-20-100-005; 03-20-100-024; 03-20-106-017

GRANT OR 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, ASY RESAID, AND GRANOR RESERVES TO HIMSELF, HIS 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.

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