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SC309440

DEED dated January 31, 1994

by Bank One, Chicago, NA as trustee under the provisions of a deed, duly recorded and delivered to it pursuant of a trust agreement dated January 3, 1990, and known as Trust Number 9681 grantor, in favor of Karen K. Troyer and John R. Kotloha 1220 Knollwood Palatine, Illinois

DEPT-01 RECORDINGS \$27.00 199401 TRAN 0950 02/25/94 1153.000 06134 2 1-94-182968 COOK COUNTY RECORDER

94182968

(The Above Space For Recorder's Use Only)

not as tenants in common, but as Joint Tenants, granted WITNESSETH, That grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quit claim unto the grantee(s), in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED. SEE SUBJECT TO RIDER ATTACHED.

* strike if not applicable

and commonly known as: 775 Walden Drive, Palatine, Illinois 60067 together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Real Estate Tax Number(s): 02-15-112-001 (affects this and other properties)

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereunto affixed and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year set forth above.

ATTEST: Iliaana Grinn Pro Secretary BANK ONE, CHICAGO, NA as trustee aforesaid. BY: Trust Officer

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly

authorized officers of Bank One, Chicago, NA and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of January 19 94

Commission expires 19 Notary Public NENA VUKANIC

This instrument was prepared by me or my commission expires 03/25/95 NA as successor by merger with Bank One, LaGrange f/k/a First Illinois Bank & Trust, 14 South LaGrange Road, LaGrange, Illinois 60525

ADDRESS OF PROPERTY

775 Walden Drive Palatine, Illinois 60067 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: 775 WALDEN DR PALATINE, IL 60067

MAIL TO: STEPHEN B. McCULLY 837 W. HILKINS ROAD SCHAMPAIGN, IL 60195 RECORDER'S OFFICE BOX NO. 2419

AFFIX 'RIDERS' OR REVENUE STAMPS HERE

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TRUSTEE'S DEED

BANK ONE,

As Trustee

TO

Property of Cook County Clerk's Office

603033

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
MAR 14 1980
104.00

603033

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
268.00+

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RIDER

PARCEL I:

THE SOUTHWESTERLY 28.65 FEET OF LOT 1 AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES THEREOF, IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNERS' ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90-201,697.

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10/20/2011

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RIDER

SUBJECT ONLY TO: (a) General real estate taxes and assessments not due and payable at the time of closing; (b) the Declaration and any amendments thereto; (c) easements, covenants, conditions, restrictions, ordinances and building lines of record; (d) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Property as a single family residence; (e) applicable zoning, health and building laws and ordinances; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) any mortgage and related security in connection with Purchaser's financing of the purchase of the property; and (h) other title exceptions, if any, including mechanics' lien claims, provided Seller has procured an endorsement from the title insurance company or its agent (the "Title Company") insuring over any such exceptions.

Office of Cook County Clerk's Office

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2025-10-10