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TRUSTEE'S DEED REAL ESTATE TRANSACTION TAX

95099042

Cook County

REVENUE
9078-9'95
No. 11427 1995



40.00

THIS INDENTURE, made this JANUARY day of JANUARY 1995, between **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement, dated the 10th day of December, 1985, known as Trust Number 56992 party of the first part, and

- DEPT-01 RECORDING \$23.00
- T#0012 TRAN 2401 02/09/95 14:54:00
- \$6580 + JJ *-95-099042
- COOK COUNTY RECORDER

(Reserved for Recorders Use Only) COOK CO. NO. 016

MARIE ZEDELMAIER, AS TRUSTEE UNDER THE MARIE ZEDELMAIER TRUST DATED 1/27/93, 7805 CLEVELAND, NILES, IL 60714.

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars and other good and valuable consideration in hand paid, hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described real estate situated in **COOK** County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2214 S. Goebbert, #302, Arlington Heights, IL

Property Index Number 08-15-103-005-0000 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof forever, of said party of the second part.

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 thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages 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 hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

By PETER H. JOHANSEN, SECOND VICE PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK) **L. M. SOVIENSKI** a Notary Public in and for said County, in the State aforesaid, do hereby certify **PETER H. JOHANSEN**

an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 31ST day of JANUARY 1995



L. M. Sovienksi
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago PETER H. JOHANSEN

MAIL TO: MARIE ZEDELMAIER 2214 GOEBBERT R
ARLINGTON HEIGHTS, IL 60005 **BOX 333-CTI**

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92
7537647D13
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2300

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT. OF REVENUE
8000

95099042

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 2214-383 IN THE EVERGREEN COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN EVERGREEN COURT APARTMENTS SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 5, 1994 AS DOCUMENT NUMBER 94699814 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER, UPON AND ALONG THE DRIVEWAYS, ROADS, STREETS AND SIDEWALKS, AND A NON-EXCLUSIVE EASEMENT FOR USE AND ENJOYMENT OVER THE RECREATIONAL PARCEL, ALL AS DESCRIBED AND LOCATED IN THE DECLARATION AND GRANT OF EASEMENT, RECORDED AUGUST 5, 1994 AS DOCUMENT 94699813.

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 HAS NO 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 Evergreen Court Condominium Association and all amendments, if any, thereto; (c) 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; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act") and Article XV, Section 23-1501, et seq. of the Arlington Heights Village Code ("Code"); (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 1994 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declarations; (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 purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) building lines and restrictions.

P.I.N. 08-15-103-005-0000

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2025-10-10