

Trustee's Deed

\*Successor Fiduciary to Avenue Bank & Trust Company of Oak Park

THIS INSTRUMENT made this 22nd day of May 19 95

between FIRST COLONIAL TRUST COMPANY, an Illinois corporation of Oak Park, Illinois, and duly authorized to accept and execute trusts within the State of Illinois not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Corporation in pursuance of a Trust Agreement dated 14th day of

March 19 77, AND known as Trust Number 1630 party of the first part and

PATRICIA A. KENNEDY ADDRESS OF GRANTEE Unit 1C, 439-441 South Taylor, Oak Park, Illinois party 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 considerations in hand paid does hereby convey and quit-claim unto said part y of the second part, the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: General Real Estate taxes for the year 1994 and subsequent years; easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership or amendments thereto, if any; applicable zoning and building laws or ordinances; encroachments, if any; acts done or suffered by purchaser; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; Declaration of Condominium Ownership and all amendments thereto, if any; existing leases; and existing leases, licenses and agreements affecting the common elements.

Commonly known as: Unit 1C, 439-441 South Taylor, Oak Park, IL Permanent Index Number: 16-08-321-028

Real Estate Transfer Tax \$50

together with the tenements and appurtenances thereunto belonging.

Real Estate Transfer Tax \$500

Real Estate Transfer Tax \$10

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

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 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

1st AMERICAN TITLE order # C82873.2

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 and attested by another of its officers, the day and year first above written.

FIRST COLONIAL TRUST COMPANY

as Trustee aforesaid, and not personally

Attest:

Mary Figiel, Land Trust Officer

By:

Norma J. Haworth, Land Tr Ofcer.

950360292

950360292

25/18

# UNOFFICIAL COPY

COUNTY OF Cook )  
 ) SS  
STATE OF ILLINOIS )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that

Norma J. Haworth, Land Trust Officer  
of FIRST COLONIAL TRUST COMPANY, an Illinois corporation and  
Mary Figiel, Land Trust Officer

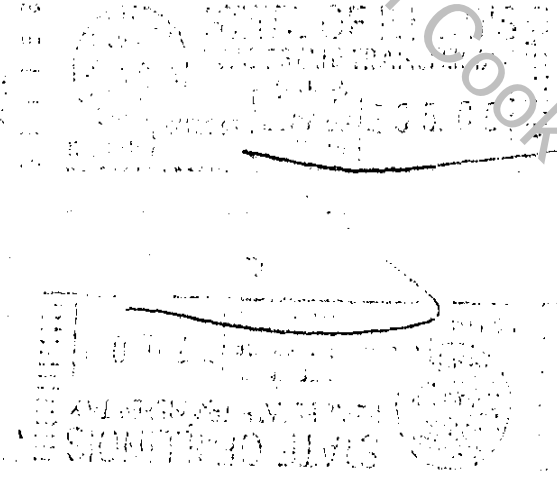
of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such officers of said corporation respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Land Trust Officer of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of May, 19 95

*June M. Stout*

Notary Seal

" OFFICIAL SEAL "  
JUNE M. STOUT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/17/96



Property of Cook County Clerk's Office

DELIVERED 95333

NAME Scott L. Hulsbeck  
STREET 10731 S. Wabash  
CITY Chicago, IL 60643

Prepared by: Norma J. Haworth  
104 No. Oak Park Ave. Oak Park, Illinois  
Unit 1-C  
439-441 S. Taylor, Oak Park, IL

ADDRESS OF PROPERTY

TAX MAILING ADDRESS

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT 1C IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 2223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE 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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: general real estate taxes for the year 1994 and subsequent years; easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of condominium Ownership or amendments thereto, if any; applicable zoning and building laws or ordinances; encroachments, if any; acts done or suffered by purchaser; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; Declaration of Condominium Ownership and all amendments thereto, if any; existing leases; and existing leases, licenses and agreements affecting the common elements.

1st AMERICAN TITLE order # C 22873.1  
R. Allen

26873.1

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