

# UNOFFICIAL COPY

TRUSTEE'S DEED

95390606

7548790 CT-ML 1

THIS INDENTURE, made this 22ND day of MAY, 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 22ND DAY OF DECEMBER, 1993 known as Trust Number 117797-09 party of the first part, and

DEPT-01 RECORDING \$27.00  
T00012 TRAN 4740 06/16/95 13:38:00  
44884 # JJ \*-95-390606  
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

27.00

ARDEMIS M. CHAZARIAN, SINGLE NEVER MARRIED  
730 S. BEAU DRIVE,  
DES PLAINES, IL

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, does 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 UNIT 758-204/BIRCH MAJOR CONDOMINIUM

Property Index Number 08-14-302-013

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 J. Michael Whelan  
J. MICHAEL WHELAN, VICE PRESIDENT

95390606

STATE OF ILLINOIS )  
COUNTY OF COOK ) L. M. SOVIENSKI, a Notary Public in and for said County, in the State aforesaid, do hereby certify J. MICHAEL WHELAN 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 30TH day of MAY 1995



L. M. Sovienksi  
NOTARY PUBLIC

BOX 333-CTI

Prepared By: American National Bank & Trust Company of Chicago J. MICHAEL WHELAN  
MAIL TO: J. LAZARA  
811 MILWAUKEE AVENUE J1. 60714

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Property of Cook County Clerk's Office

90900606

COOK COUNTY CLERK'S OFFICE  
JUN 16 1985  
REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS  
JUN 16 1985  
DEPT OF REVENUE  
REAL ESTATE TRANSFER TAX  
\$ 87.00  
233418  
Cook County

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MAYOR  
DERALD L. FARLEY  
TRUSTEES  
GEORGE A. CLOWES  
THOMAS J. CONNORAN  
RICHARD N. HENDRICKS  
PAUL W. HOEFERT  
MICHAEL W. SHOWRON  
SYLVIA K. WILKE  
VILLAGE MANAGER  
MICHAEL E. JANDONIS  
VILLAGE CLERK  
CAROL A. FIELDS

**Village of Mount Prospect**

100 South Emerson Street

Mount Prospect, Illinois 60056

Phone: 708 / 392-6000

Fax: 708 / 392-6022

TDD: 708 / 392-6064

December 12, 1994

**To Whom It May Concern**

The properties located at 716, 718, 720, 722, 724, 726, 728 and 730 West Dempster are not located within the corporate limits of the Village of Mount Prospect, and accordingly, are not subject to the Village's Real Estate Transfer Tax.

*David C. Jenson*

David C. Jenson, Finance Director

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## EXHIBIT "A"

### PARCEL 1:

UNIT 758-204 IN THE CONDOMINIUMS OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, 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 AS DOCUMENT NUMBER 04007694 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

\*AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95256602

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007694

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 UNIT 758-204 HAS WAIVED OR HAS FAILED TO EXERCISE THE 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 **Birch Manor Condominium** Association and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration 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 1994 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration; (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. 08-14-302-013

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