

UNOFFICIAL COPY

MERCURY TITLE COMPANY

2007135E 1/2 2nd 2
TRUSTEE'S DEED

96505722

THIS INDENTURE, dated JUNE 27, 1996
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 JUNE 20, 1995
known as Trust Number 120525-02 party of the
first part, and

DEPT-01 RECORDING \$27.50
T#0011 TRAN 2296 07/01/96 15:18:00
#1886 # RV *-96-505722
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

CHARLOTTE M. RUFEN
1900 BRUMMEL, EVANSTON, IL 60202

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$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 952 HARVARD UNIT 2, EVANSTON, ILLINOIS

Property Index Number 11-30-116-018, 11-30-116-019
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.

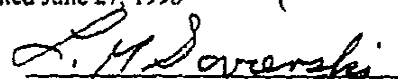
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally

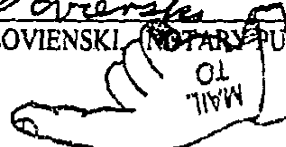
Prepared By:
American National Bank and Trust Company
of Chicago

By: 
GREGORY S. KASPRZYK, ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) GREGORY S. KASPRZYK, 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, dated June 27, 1996


L. M. SOVIENSKI, NOTARY PUBLIC



MAIL TO: JOEL S. HYMEN
750 W. LAKE COOK RD, SUITE 495
BUFFALO GROVE IL 60089

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Property of Cook County Clerk's Office



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

RECEIVED JUL 1986

DEPT. OF REVENUE
E. B. D. D.



Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL-1986
\$ 32.00
pe. 11925

86603742

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MERCURY TITLE COMPANY

1007135E 142e

EXHIBIT "A"

Legal Description

UNIT 952-2 ^{AND P-10} IN RIDGE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 16 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF LOTS 16 AND 18 AND (EXCEPT THE WEST 198 FEET OF THE NORTH 94 FEET) LOT 15 AND (EXCEPT THE WEST 198 FEET) LOT 20 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE AVENUE AND THE SOUTH LINE EXTENDED EAST OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID; THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT 368 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING THE NORTHEAST CORNER OF RIDGE VIEW SUBDIVISION IN SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 233 FEET; THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF RIDGE ROAD, TO THE SOUTH LINE OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID, EXTENDED WEST, THENCE EAST ALONG THE SOUTH LINE OF LOT 15 AND SAID SOUTH LINE EXTENDED, TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 17.38 FEET THEREOF DEDICATED FOR THE PUBLIC ALLEY BY PLAT FILED AS DOCUMENT NUMBER 3337290, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96109783, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 952 HARVARD, UNIT 2
EVANSTON, ILLINOIS

PERMANENT INDEX NO.: 11-30-116-018
11-30-116-019

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PK 2007135E 11/20

EXHIBIT "B"

SUBJECT TO:

1. 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 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.
2. 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.
3. THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

USE
d:\ridge\k-exhibit.B
T.K.N.
SALE
FOR
131 BR
1313

CITY OF EVANSTON 004598

Real Estate Transfer Tax
City Clerk's Office

PAID JUN 26 1996

Amount \$ 330⁵⁰

Agent CMD

96505722

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22150598