#### TRUSTEE'S DEED

THIS INDENTURE, dated JUNE 17, 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 DECEMBER 10, 1985

known as Trust Number 56992 party of the first

part, and

DEPT-01 RECORDANG

125.00

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17952 | ER | K-96-511862

COOK COUNTY RECORDER

96511862

(Reserved for Recorders Use Only)

713 N. CENTRAL PARK, CHICAGO, IL

party/parties of the second part. WITN ESSETH, 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: County, Illinois, to-wit: the following described real estate, similated in COOK

SEE AT CACHED LEGAL DESCRIPTION

Commonly Known As

EVERGREEN COUR? CONDOMINIUM, UNIT #2214-485

Property Index Number

08-15-103-033-1095

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 alorestid, 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 Tolsa and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is nade 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

hd not personally,

By:

J. MICHAEL WHELAN, VICE PRESIDENT

Prepared By:

American National Bank and Trust Company

of Chicago

BOX 333-CTI

STATE OF ILLINOIS

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify

COUNTY OF COOK

) 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.

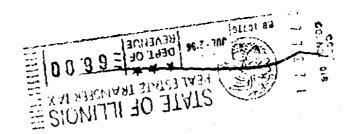
GIVEN under my hand and seal, dated June 24, 1996.

YC

MAIL TO: JAMES C. SIEBERT, ESD, 3166 3 RIVER Rd # 185 DESPLAINES, IL. boold







#### EXHIBIT "A"

#### PARCEL 1:

UNIT NUMBER 2214-485 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 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95355676 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 CRANTEE, 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 EASEMED TO 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 we collect and stipulated at length barrels.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

SUBJECT TO provided same are not violated by or interfered with Grantee's intended use of property:

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and covilitions of the Declaration of Covenants, Conditions, Restrictions and Easements for Evergreen Court Condomication 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 Ariington Heights Village Code ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special taxes or assessments for improvements not yet completed; (g) any unconfirmed special taxes or assessments for improvements heretofore completed; (l) mortgage or trust deed specified below, if any; (j) general taxes for the second installment of 1995 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declarations; (l) axisting tenant tense and existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) sacretathments; 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. 08-15-103-033-1095

Proberty of Cook County Clark's Office