

# UNOFFICIAL COPY

TRUSTEE'S DEED

96515633

THIS INDENTURE, made this 7TH day of JUNE 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 the DECEMBER 22, 1993 known as Trust Number 117797-09 party of the first part, and

RECORDED  
INDEXED  
JUN 11 1996  
96-117797-09  
RECORDED

(Reserved for Recordars Use Only)

TADEUSZ CIESZYNSKI AND BARBARA CIESZYNSKI  
3836 W. ROSCOE, CHICAGO, IL 60618

67614947 in 9656050 of 3 w c  
party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND 00/100 (\$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 CONDOMINIUMS OF BIRCH MANOR, UNIT 712-109

Property Index Number 08-14-302-014-0000 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.



BOX 333-CIA

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

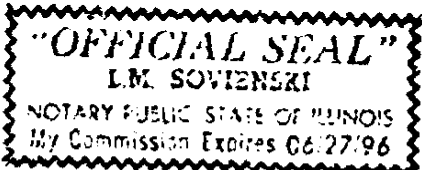
By J. Michael Wheelan  
J. MICHAEL WHELAN, VICE PRESIDENT

STATE OF ILLINOIS  
COUNTY OF COOK

L. M. SOVIENSKI, a Notary Public in and for said County, in the State aforesaid, do hereby certify 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 7TH day of JUNE 1996



L. M. Sovienski  
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago  
MAIL TO: ALwojramik 5717 N. Milwaukee Chicago, IL 60646

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EXHIBIT "A"

**PARCEL 1:**

UNIT 712-100 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 04007894 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09825692 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007894

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.

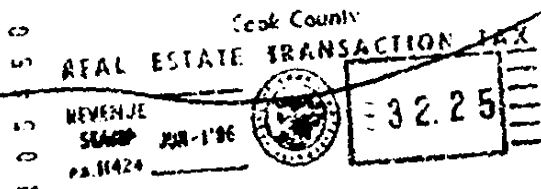
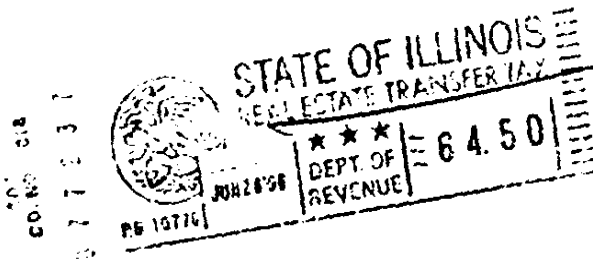
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT OF THE UNIT HAS 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 the second installment 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. 08-14-302-014-0000

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**Village of Mount Prospect**

100 South Emerson Street

Mount Prospect, Illinois 60056

**MEMBER**  
**GERALD L. FARLEY**

**TRUSTEES**  
**GEORGE A. CLAYTON**  
**MICHAEL J. CONRADIN**  
**RICHARD H. HENRICKS**  
**PAUL W. MOFFERT**  
**MICHAEL W. SCHARON**  
**BRANKA K. WELC**

**VILLAGE MANAGER**  
**MICHAEL E. JAHONS**

**VILLAGE CLERK**  
**CAROL A. PELOS**

Phone: 708 / 392-6000  
Fax: 708 / 392-6022  
TDD: 708 / 392-6064

February 21, 1996

~~JUL 11 1996~~

~~JUL 05 1996~~

To Whom It May Concern

The property located at 700, 702, 704, 706, 708, 710, 712 and 714 West Dempster is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

*David C. Jepson*

David C. Jepson, Finance Director

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## ALTA LOAN AND EXTENDED COVERAGE OWNERS POLICY STATEMENT

Commitment No. 7614947

Loan No. \_\_\_\_\_

The undersigned hereby certifies with respect to the land described in the above commitment it has been advised by the Beneficiaries of said Trust

1. That, to the best knowledge and belief of the undersigned, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; that there are no unrecorded contracts to purchase the land, and that there are no unrecorded leases to which the land is subject, except as listed below, and that if any leases are listed below, they contain no options to purchase, rights of renewal, or other unusual provisions, except as noted below. (If no leases or contracts, state "none")

(Use back page hereof if necessary)

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses except as to any personal liability of the undersigned, that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited, and that this certification is made for the purpose of better enabling the holder or holders, from time to time of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to secure the purchaser or purchasers thereof against any defenses thereto, except as to any personal liability of the undersigned by the mortgagor or the mortgagor's heirs, personal representatives or assigns.

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Date 6/27/96  
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Purchaser (Seal)  
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(Seal)

This Agreement is signed by American National Bank and Trust Company of Chicago not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 117797-09 Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of American National Bank and Trust Company of Chicago is hereby expressly waived by the parties hereto and their respective successors and assigns.

This statement is based solely upon information and belief, upon information furnished by the beneficiary or beneficiaries of the aforesaid trust. The undersigned has no personal knowledge of any of the facts or statements herein contained.

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The above statements are made by American National Bank and Trust Company of Chicago not personally but as Trustee under the trust agreement known as Trust No. 117797-09 on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

By: \_\_\_\_\_ (Seal)  
Trust Officer

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The above statements are made by American National Bank and Trust Company of Chicago not personally but as Trustee under the trust agreement known as Trust No. \_\_\_\_\_ on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

By: \_\_\_\_\_ (Seal)  
Trust Officer

We certify that no survey was furnished to me us and none is available.

### LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on 6/27/96 and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated

6/27/96

Signature

2615633

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