

# UNOFFICIAL COPY

O# 7614022W  
E# 96039487  
(1062)

## TRUSTEE'S DEED

96534565

THIS INDENTURE, dated 5-23-96  
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 12-21-93

DEPT-01 RECORDING \$25.00  
7:00:12 TRAN 1311 07/12/96 15:36:00  
42342 ± RC \*-96-534565  
COOK COUNTY RECORDER

(Reserved for Recordors Use Only)

known as Trust Number 117797-09 party of the  
first part, and

**DMITRY FAYBYSH**

9500 N. TERRACE PL., DEERFIELD IL 60016

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 **UNIT 728-210 IN THE CONDOMINIUMS OF BIRCH MANOR**

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.

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

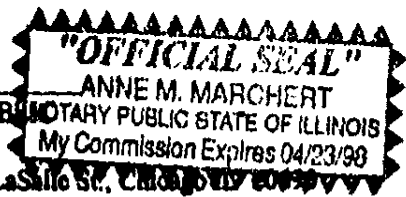
By: \_\_\_\_\_  
**GREGORY S. KASPRZYK, ASSISTANT VICE PRESIDENT**

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
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 5/23/96.

*Anne M. Marchert*  
ANNE M. MARCHERT, NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago, IL 60602

MAIL TO: **RODERICK J. BERGIN**  
707 SKOKIE BLVD - SUITE 505  
NORTHBROOK, IL 60062

**BOX 333-CTI**

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EXHIBIT "A"

## PARCEL 1:

UNIT 729-210 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 04007994 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0889902 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 04007994

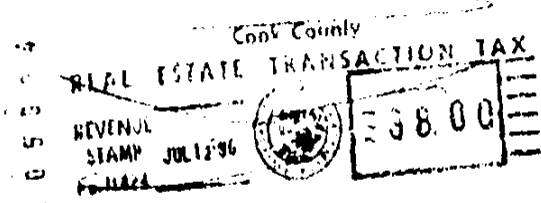
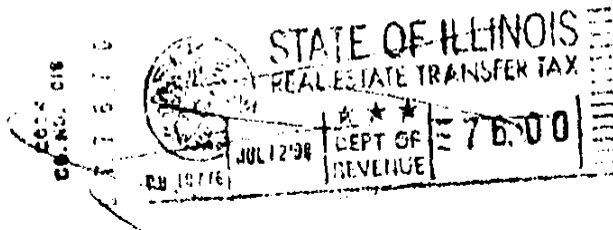
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS 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, covenants, conditions, restrictions and reservations contained in said Declaration on the same as though the provisions of said Declaration were recited and attached at length herein.

THE TENANT OF THE UNIT HAS WAIVED OR 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 easements, 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 calendar year 1994 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration; (l) existing tenant leases and existing laundry leases; (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.L.N. 09-14-309-014-0000



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11/15/2014

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MAYOR  
GERALD L. FARLEY  
TRUSTEES  
GEORGE A. CLOWES  
TIMOTHY J. CORCORAN  
RICHARD N. MENDICKS  
PAUL W. MOEFERT  
MICHAEL W. BROWRON  
IRVANA K. WIKS  
VILLAGE MANAGER  
MICHAEL E. JANONIS  
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

June 22, 1995

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**To Whom It May Concern:**

The property located at 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, and 762 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. Jepsen*  
\_\_\_\_\_  
David C. Jepsen, Finance Director

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