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TRUSTEE'S DEED

THIS INDENTURE, dated 7-24-96
 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 12-22-93
 known as Trust Number 117797-09
 party of the first part, and

96600916

DEPT-01 RECORDING \$25.00
 7:00:12 TRAN 1615 08/06/96 11:37:00
 33354 CG *-96-600916
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

MARIA LIPIEC, 1104 CASSILLIAN, GLENVIEW IL 60025

G 7626005 Dec 96046027 10/2/96 WC

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 714-211 IN THE CONDOMINIUMS OF BIRCH MANOR

2500 13

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 do personally,

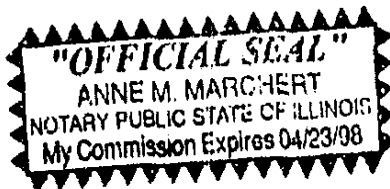
By: 
 J. MICHAEL WHELAN, VICE PRESIDENT

Prepared By: American National Bank and Trust Company of Chicago

96600916

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
 COUNTY OF) 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 July 24, 1996

MAIL TO:




 NOTARY PUBLIC

AL Wojcik
 5717 N. Milwaukee
 Chicago, IL 60646

BOX 333-CTI

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Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1:

UNIT 714-211 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 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 095256602 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 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 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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910
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 AUG-5'96
 FB 1071E
 \$ 00.00

Cook County
 REAL ESTATE TRANSACTION TAX
 STAMP AUG-5'96
 \$ 40.00

91600985

96606125

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MAYOR
GERALD L. FARLEY

TRUSTEES
GEORGE A. CLOWES
TIMOTHY J. CORCORAN
MICHAEL N. HENRICKS
PAUL WM. HOEFER
MICHAEL W. SKOWRON
RYANA K. WILKS

VILLAGE MANAGER
MICHAEL E. JANDONIS

VILLAGE CLERK
CAROL A. PELOS

Village of Mount Prospect

100 South Emerson Street

Mount Prospect, Illinois 60056

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

February 21, 1996

96600916**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. Jenson, Finance Director

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