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96664601

TRUSTEE'S DEED

THIS INDENTURE, dated JULY 25, 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 12/4/95

known as Trust Number JULY 10, 1996 party of the first part, and

YOUNG HOON KIM

9433 SAYRE, MORTON GROVE IL 60053

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

2570
OK

Commonly Known As 1607 VERMILION LN, PALATINE IL 60074

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Property Index Number 02-01-400-017-1136

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: David S. Rosenfeld
DAVID S. ROSENFELD ASSISTANT VICE PRESIDENT

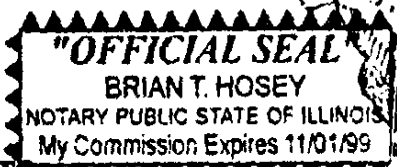
STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) DAVID S. ROSENFELD 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 AUGUST 9, 1996.

ATTORNEYS' NATIONAL
TITLE NETWORK



Brian T. Hosey
NOTARY PUBLIC

MAIL TO:

Joel Alpert, 47 S Milwaukee Ave., Wheeling 60090

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Property of Cook County Clerk's Office

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A35

SCHEDULE

A) The real estate commonly known as:

1607 Vermillion Lane
Palatine, Illinois

and legally described as follows:

Unit No. 4-39 in THE GROVES OF HIDDEN CREEK CONDOMINIUM I as delineated on a survey of a part of the Southeast quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit E to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for The Groves of Hidden Creek Condominium I ("Declaration") made by LaSalle National Bank, as Trustee under Trust No. 44390, recorded in the Office of the Recorder of Deeds, Cook County, Illinois a Document No. 12827823; together with its undivided percentage interest in the Common Elements as set forth in the Declaration, as amended from time to time, and its percentage shall automatically change in accordance with Declarations as they are filed of record pursuant to the Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations; which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration although conveyed hereby.

This deed is given on the conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divested pro tanto and vest in the Grantor or the other party in accordance with the terms of the Declaration and any Amended Declaration recorded pursuant thereto, and right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Grantor also hereby grants to Grantee, its successors and assigns, all 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; and in the Declaration of Easements, Restrictions and Covenants for The Groves of Hidden Creek Community Association ("Homeowner's Declaration") recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 12827822; as amended from time to time, and Grantor reserves to itself, its successor and assigns, the rights and easements set forth in the Declaration and the Homeowner's Declaration for the benefit of the remaining property described therein.

Grantor also grants to Grantee, its successors and assigns, an easement for access, ingress and egress over an area marked or identified as "66 ft Easement for ingress, egress, public utilities, including sewer, water and gas" on Exhibit E to the Declaration.

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

02-01-90 017-1136

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REAL ESTATE TRANSFER TAX
STATE OF ILLINOIS
DEPT. OF REVENUE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
DEPT. OF REVENUE
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