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This instrument prepared by:

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96757485

DEPT OF RECORDING \$27.50
BOOK 3526 10/04/96 14:25:00
PAGE 1 OF 1 *96-757485
COOK COUNTY RECORDER

TRUSTEE'S DEED

THIS INSTRUMENT, made this 27 day of September, 1996, between Firstar Bank Illinois, an Illinois Banking Corporation, as successor trustee to First Colonial Trust Company, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Firstar Bank Illinois, in pursuance of a Trust Agreement dated the 14th day of March, 1994, and known as Trust Number 6457, party of the first part, and Ardell V. Johnson, of 30 King Arthur Court, Apartment 4, Northlake, Illinois 60164, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the certain real estate situated in Cook County, Illinois, and more fully described in Exhibit "A" attached hereto, together with the tenements and appurtenances thereunto belonging.

4201906 112 GIT Am
Commonly known as Unit 23-19, 23 King Arthur Court, Northlake, Illinois
Permanent Index No. 12-30-402-016-0000 VOL. 070

GIT 27th 96

Subject only to: (i) covenants, conditions and restrictions of record; (ii) building lines and building and zoning laws and ordinances; (iii) the terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; (iv) the terms, provisions, covenants, conditions, restrictions and easements of the Declaration dated October 18, 1979 creating and establishing the Fullerton Avenue Association and all amendments thereto ("Master Declaration"); (v) private, public and utility easements, including any easement established or implied from the Declaration of Condominium and all amendments, if any, thereto; (vi) party wall rights and agreements; (vii) limitations and conditions imposed by the Illinois Condominium Act; (viii) general taxes for the year 1995 and subsequent years; and (ix) installments due after the date hereof for assessments established pursuant to the Declaration of Condominium and the Master Declaration.

The party of the first part also hereby grants to the party of the second part, its heirs, successors and assigns, as rights and easements appurtenant to the Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and the party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The party of the first part also hereby grants to the party of the second part, its heirs, successors and assigns, as easements appurtenant to the Unit described herein, the easements created by the Declaration of Easements and Covenants dated October 18, 1979 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 25201126, as amended by Documents Number 86083889 and 95753612, for the benefit of the owners of the parcels of real estate herein described; and the party of the first part reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration.

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 23-19 IN THE 23 KING ARTHUR COURT CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1

LOT 23 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AS DOCUMENT NUMBER 18653754 AND AS CREATED BY VARIOUS DEEDS FROM OAK PARK TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

PARCEL 3

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS AND COVENANTS DATED OCTOBER 18, 1979 AND RECORDED OCTOBER 19, 1979 AS DOCUMENT NUMBER 25201126, AS AMENDED BY DOCUMENTS NUMBER 86083889 AND 95753612, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 96449972

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MAP SYSTEM

20606

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

LAST NAME:

J O H N S O N

FIRST NAME:

A R D E L L

MIDDLE:

V

PIN:

1 2 - 3 0 - 4 0 2 - 0 1 6 - 0 0 0 0

PROPERTY ADDRESS:

STREET NUMBER

STREET NAME - APT

2 3 - K I N G A R T H U R C T # 2 3 1 9

CITY:

N O R T H L A K E

STATE:

ZIP:

I L

MAILING ADDRESS

STREET NUMBER

STREET NAME - APT

2 3 - K I N G A R T H U R C T # 2 3 1 9

CITY:

N O R T H L A K E

STATE:

ZIP:

I L

CLERK'S OFFICE
COOK COUNTY, ILLINOIS
OCT 0 2 2008

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