

# UNOFFICIAL COPY

Off 7630005W (1/6/96)  
Est 94059467

## TRUSTEE'S DEED

96857347

THIS INDENTURE, dated **OCTOBER 2, 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 **DECEMBER 22, 1993** known as Trust Number **117797-09** party of the first part, and

DEPT-01 RECORDING 127.00  
T80012 TRAN 3021 11/08/96 1415300  
44767 CG \*-96-857347  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

**SLAWOMIR Ogonowski AND BEATA Ogonowski, HUSBAND + WIFE, NOT AS TENANTS IN COMMON, 2656 N. AVERS AVE., CHICAGO, IL 60647** 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

\* TENANTS BY THE ENTIRETY

Commonly Known As **UNIT 760-110 - HYPCH MANOR CONDOMINIUM**

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,

Prepared By:  
**American National Bank and Trust Company of Chicago**

By:   
**J. MICHAEL WHELAN, VICE PRESIDENT**

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) **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 **October 2, 1996**

  
**L. M. SOVIENSKI, NOTARY PUBLIC**

**BOX 333-CTI**

MAIL TO: **S. Ogonowski**  
**760 W. DEMPSTER #D110**  
**MT. PROSPECT, IL. 60056**



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**UNOFFICIAL COPY****PARCEL 1:**

**UNIT 750-110 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 04007664 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 065256602 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 04007664**

**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, its completion 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. 06-14-302-014-0000**

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CHICAGO TITLE INSURANCE COMPANY

171 N. CLARK STREET, CHICAGO, IL 60601

(312) 223-3005

AFFIDAVIT FOR TENANTS BY THE ENTIRETY

The undersigned parties execute this affidavit for the benefit of Chicago Title Insurance Company and for the purpose of inducing the Company to issue its title policy under the aforesaid number, free and clear of any exceptions with regard to the undersigned's creation of a tenancy by the entirety. In connection therewith, the undersigned aver as follows:

1. The parties are married and married to each other and that the marriage when contracted, "was valid at the time of the contract or subsequently validated by the laws of the place in which it was contracted or by the domicile of the parties and is not contrary to the public policy of the State of Illinois".
2. The land described in the aforesaid title insurance policy is improved with a structure containing no more than four residential dwelling units.
3. The parties, upon delivery of title to them, intend to physically occupy said structure, or a unit thereof, within 30 days of such delivery and such property will be occupied by the undersigned as their primary domicile.

X Slawomir Ogonski  
Signature

X Beata Ogonski  
Signature

SLAWOMIR OGONOWSKI  
Name (Please print)

BEATA OGONOWSKI  
Name (Please print)

10-16-96  
Date

Property Address: 760 WEST DEMPSTER  
UNIT D 110  
MOUNT PROSPECT, ILLINOIS 60056

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MAYOR  
GERALD L. FARLEY  
TRUSTEES  
GEORGE A. CLOWES  
TIMOTHY J. CORCORAN  
RICHARD H. HENDRICKS  
RALPH W. MOFFERT  
MICHAEL W. SKOWRON  
IRVANA K. WILKS  
VILLAGE MANAGER  
MICHAEL F. JANOWIS  
VILLAGE CLERK  
CAROL A. FIELDS

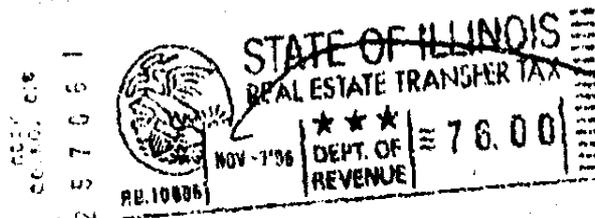
### Village of Mount Prospect

100 South Emerson Street

Mount Prospect, Illinois 60058

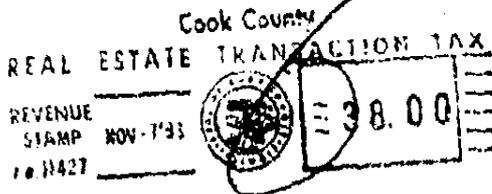
Phone: 708 / 382-8000  
Fax: 708 / 382-6082  
TDD: 708 / 382-8084

June 22, 1995



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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