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DEPT-01 RECORDING \$27.50
T40011 TRAN 0249 02/05/96 12:23:00
#6242 DT *-96-095436
COOK COUNTY RECORDER

TRUSTEE'S DEED

THIS INDENTURE, made this 26th day of January, 1996, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement dated the 28th day of June, 1993, and known as Trust Number 117146-07 party of the first part, and PATRICIA A. BONCIMINO of 4607 Kings Walk, Rolling Meadows, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100-- (\$10.00)-----Dollars, and other good and valuable considerations in hand paid, does hereby convey and QUIT-CLAIM unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

PARCEL I:

UNIT 4607-2B IN THE KINGS WALK II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42, NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK II CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 94528690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO PARCEL II:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL I FOR INGRESS AND EGRESS AS DEFINED, CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

CH 326047
TICOR TITLE INSURANCE

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FOR KINGS WALK MASTER HOMEOWNERS' ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 94341471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

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 WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASER.

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 Kings Walk Master Association and all amendments, if any, thereto; (c) Declaration of Covenants, Conditions, Restrictions and Easements and party wall rights for Kings Walk II Condominium Association and all amendments, if any thereto, (d) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, if any, and roads and highways, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Condominium Property Act; ~~(g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed;~~ (j) mortgage or trust deed specified below, if any; (k) general taxes for 1995 and subsequent years; (l) installments due after the date of closing of assessments established pursuant to the Declarations; (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) existing tenant lease.~~

P.I.N. 02-26-117-005-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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

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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 Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

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

By: [Signature]
Vice President

Attest: [Signature]
Assistant Secretary

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named J. MICHAEL WHELAN Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such J. MICHAEL WHELAN Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal on this JAN 29 1996 day of _____
1996.

"OFFICIAL SEAL"
RONDOLYN R. HAWKINS
Notary Public, State of Illinois
My Commission Expires 12/20/99
[Signature]
Notary Public

This instrument was prepared by: AMERICAN NATIONAL BANK AND TRUST COMPANY, 33 North LaSalle Street, Chicago, IL 60690

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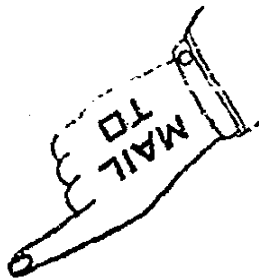
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ADDRESS OF PROPERTY:

4607 Kings Walk, Unit 4607-2B
Rolling Meadows, IL

MAIL TO:

MACDONALD AND MACDONALD, P.C.
LAW OFFICES
733 LEE STREET
DES PLAINES, IL 60018



City of Rolling Meadows
Department of Finance and Administration
Real Estate Transfer Tax
Amount 255.00 Date 2-29-96
Jenna Kasper

4607 KINGSWALK 2B

06X540

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
SEAL FEB-2-96
11430



42.25



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB-2-96
DEPT. OF REVENUE
84.50

PROCESSED BY COOK COUNTY CLERK'S OFFICE

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