

# UNOFFICIAL COPY

96223890

## TRUSTEE'S DEED

THIS INDENTURE, dated **MARCH 12, 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 **SEPTEMBER 18, 1984**

known as Trust Number **62250** party of the first part, and

WA600136 NN-MC ①

23.57

DEPT-D1 RECORDING \$23.50  
T#0010 TRAN 4474 03/25/96 15:11:00  
#6616 # CJ \*-96-223890  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

**MARGARET B. GILLESPIE**  
**25099 VALLEY DRIVE, IOWA, ILLINOIS**

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  
Property Index Number

**UNIT 124 IN PARK TOWNE CONDOMINIUM**  
**SEE ATTACHED**

140 W. Wood, Palatine IL  
60067

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.

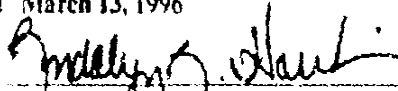
**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**  
as Trustee, as aforesaid, and not personally.

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

STATE OF ILLINOIS  
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
) **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 **March 13, 1996**

  
**RONDOLYN R. HAWKINS, NOTARY PUBLIC**

"OFFICIAL SEAL"  
**RONDOLYN R. HAWKINS**  
Notary Public, State of Illinois  
My Commission Expires 12/31/99

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690

MAIL TO: **Margaret B Gillespie 140 W Wood # 124 Palatine IL 60067**

96223890

# UNOFFICIAL COPY

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
50.00

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE  
25.00

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT 124 IN THE PARK TOWNE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

### PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 AFORESAID; THENCE NORTH ALONG THE CENTERLINE OF THE STREET, 4 CHAINS 7 LINKS; THENCE EAST, 4 CHAINS AND 95 LINKS; THENCE SOUTH, 4 CHAINS AND 7 LINKS; THENCE EAST, 1 CHAIN AND 42 LINKS; THENCE SOUTH 5 CHAINS AND 2 LINKS TO THE CENTER OF THE STREET; THENCE WEST 3 CHAINS AND 68 LINKS TO THE NORTH LINE OF FAIR ROAD LAND; THENCE NORTHWEST ALONG SAID NORTH 3 CHAINS AND 17 LINKS TO THE CENTER OF STREET; THENCE NORTH ALONG SAID CENTER LINE OF STREET, 3 CHAINS AND 53 LINKS, ASSESSOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AND EXCEPTING THE PART CONVEYED BY DEED DATED APRIL 24, 1961 FROM FIFTY AVENUE L, INCORPORATED, TO ROBERT E. WARD AND ERNA G. WARD, HIS WIFE, RECORDED MAY 15, 1961, AS DOCUMENT 18181121, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART LYING SOUTH OF THE SOUTH LINE OF COLFAX STREET OF THE NORTH 8 RODS OF LOT 3, IN BLOCK 5, IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OTHER PROPERTY ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1877 AS DOCUMENT 129579, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID PARCELS 1 AND 2, THAT PART DEDICATED FOR PUBLIC STREETS BY DOCUMENTS 20399591 AND 20399592, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95648588, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

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 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 Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for Park Towne Condominium Association and all amendments, if any, thereto (collectively the "Declaration of Condominium"); (c) private, public, and utility easements, including any easements established by or implied from the Declarations of Condominium or amendments thereto, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property 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 1985 and subsequent years; (k) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (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.L.N. 02-15-407-001, 02-15-407-007, 02-15-407-008 and 02-15-407-027

10023830

UNOFFICIAL COPY

Property of Cook County Clerk's Office