

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$15.50  
T80004 TRAN 7582 04/25/96 15:10:00  
48713 & LF \*-96-313853  
COOK COUNTY RECORDER

96313853

THIS AREA IS RESERVED FOR RECORDERS USE ONLY

This Indenture, made this 12th day of March A.D. 19 96 between LaSalle National Trust, N.A., a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 20th day of December, 19 93, and known as Trust Number 118884 (the "Trustee"), and JOHN C. FRANSON AND KAREN A. FRANSON, Husband and Wife (the "Grantees")

(Address of Grantee(s): 1478 Della Drive, Hoffman Estates, Illinois 60195)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantees, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to wit:

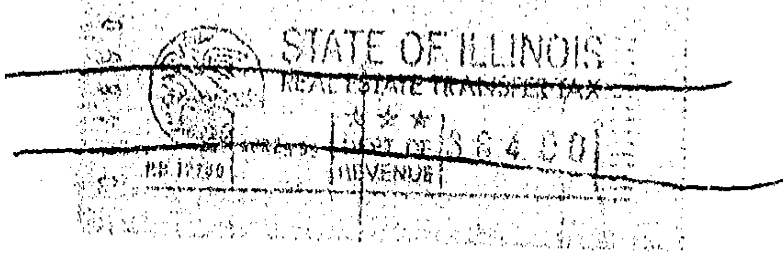
Lot 33 in Hilldale Green, being a subdivision of part of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 24, 1994 as Document 94906285 and Corrected by Certificate of Correction recorded December 1, 1994 as Document 04009475 and recorded January 30, 1995 as Document Number 95068242 and recorded February 8, 1995 as Document Number 95095271 in Cook County, Illinois.

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Subject to: General real estate taxes not due as of the date of closing, including taxes which may accrue by reason of new or additional improvements during the year of closing; Covenants, conditions & restrictions of record; Public & utility easements & lot line agreements; Zoning and building laws and ordinances; roads and highways, if any; Purchaser's mortgage, if any; acts of Purchaser; Declaration of Covenants, Conditions, Easements and Restrictions for the Hilldale Green Homeowners Association recorded February 8, 1995 as Document 95095271, Grantor grants to the Grantee, his heirs and assigns, as easements appurtenant to the premises hereby conveyed, the easements created by said Declaration for the benefit of the owners of the parcel of realty herein described. Grantor reserves to itself, its heirs and assigns, as easements appurtenant to the remaining parcels described in said Declaration.

Property Address: 1478 Della Drive Hoffman Estates, IL 60195  
Permanent Real Estate Index Number: 07-08-200-012 (part of Underlying) new # 0708200045  
together with the tenements and appurtenances thereunto belonging.

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proper use, benefit and behoof of the Grantees forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

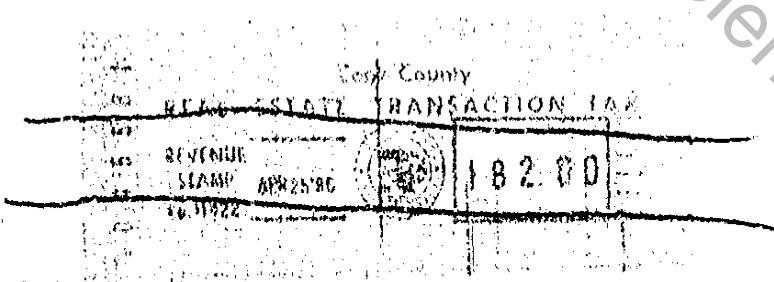
In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Trust, N.A.  
as Trustee as aforesaid.

*Nancy A. Stack*  
Assistant Secretary

*Rosemary Collins*  
Assistant Vice President



This instrument was prepared by: <u>Rosemary Collins/kb</u>	<b>LaSalle National Trust, N.A.</b> Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois  
County of Cook

SS:

I, Kathleen E. Bye a Notary Public in and for said County,

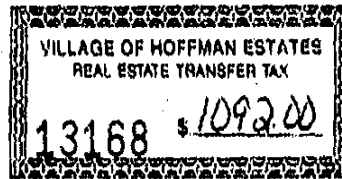
in the State aforesaid, **Do Hereby Certify** that Kathleen E. Bye

Assistant Vice President of LaSalle National Trust, N.A., and Nancy A. Stack

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of March A.D. 19 96

*Kathleen E. Bye*  
Notary Public



Box No. \_\_\_\_\_

TRUSTEE'S DEED  
(in Joint Tenancy)

Address of Property

MAILED  
LaSalle National Trust, N.A.  
Trustee  
To  
John C. Franzen  
1478 Della Dr.  
Hoffman Estates IL  
60191  
Mail To: 60301896

LaSalle National Trust, N.A.  
135 South LaSalle Street  
Chicago, Illinois 60603-4192

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Property of Cook County Clerk's Office

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