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This indenture made this 5th day of April, 1996 between THE CHICAGO TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 8th day of August, 1994, and known as Trust Number 2864, party of the first part, and

96379165

Henryka Starowicz

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

whose address is:

04/01/96
Date

Henryka Starowicz
Buyer, Seller or Representative

8809 Golf Road, Unit 4J, Niles, Illinois 60714

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

PARCEL 1: UNIT NUMBER 4J IN HIGHLAND TOWERS CONDOMINIUM II, AS DELINEATED ON A SURVEY-OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, 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 25717876 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25717874, IN COOK COUNTY, ILLINOIS.

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8809 Golf Rd
3808 SE YEMET

Permanent Tax Number: 09-15-202-047-1035

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 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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

25 50
RE

05/14/96	9002 MCH	RECORDIN X	16:00
		MARLINGS	2:30
		96379165 H	16:00
05/14/96	0002 MCH	RECORDIN X	16:00
		96379165 H	2:30
05/14/96	0002 MCH	RECORDIN X	16:00
		96379165 H	2:30

Reserved for Recorder's Office

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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 its Assistant Vice President and attested by its Assistant Secretary, this day and year first above written.



THE CHICAGO TRUST COMPANY,
as Trustee as aforesaid

By: Thomas Glad
Assistant Vice President

Attest: Assume M. O'Connell
Assistant Secretary

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Assistant Vice President and Assistant Secretary of THE CHICAGO TRUST COMPANY, Grantor, 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 the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of April 1996 Date

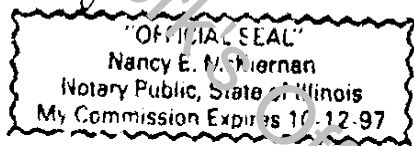
Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Nancy E. McInerney
NOTARY PUBLIC

Date _____ Buyer, Seller or Representative

PROPERTY ADDRESS:

8809 Golf Road, Unit 4J, Niles, Illinois 60714



This instrument was prepared by:

Melanie M. Hinds
The Chicago Trust Company
171 N. Clark Street ML09LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME Hawthorne Horvath
ADDRESS 8809 Golf Rd # 4J
CITY, STATE Niles IL 60714

96379165

OR BOX NO. _____

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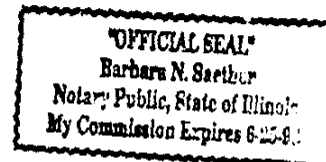
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-5-96, 1996

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 5 day of April, 1996
Notary Public [Signature]

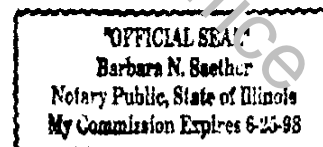


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-5-96, 1996

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 5 day of April, 1996
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of section 4, of Illinois Real Estate Transfer Tax Act.

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Property of Cook County Clerk's Office