

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INDENTURE, dated MAY 3, 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 15, 1993 known as Trust Number RV-012306 party of the first part, and

**RICK NICHOLS AND ROBERT KAWIECKI AS JOINT TENANTS**  
5415 N SHERIDAN RD, CHICAGO IL 60640

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:

DEPT-01 RECORDING 427.50  
T:0004 TRAN 9248 05/21/96 15:26:00  
42011 & LF \*-96-385682  
COOK COUNTY RECORDER

96385682

(Reserved for Recorders Use Only)

1 of 2 N9600885 K

2750

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1840 W DIVERSEY, #F

Property Index Number 14-30-222-047 AND 14-30-222-049  
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 SUCCESSOR TRUSTEE TO FIRST CHICAGO TRUST COMPANY OF FINANCIAL

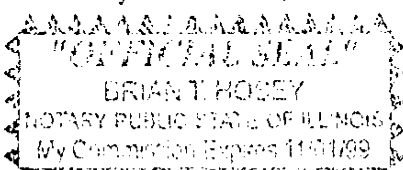
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

By: GREGORY S. KASPRZYK SECOND VICE PRESIDENT

STATE OF ILLINOIS  
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify ) GREGORY S. KASPRZYK 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 MAY 6, 1996.



Brian T. Hooley  
NOTARY PUBLIC

3635682

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

MAIL TO: RICK D. NICHOLS AND ROBERT KAWIECKI  
1840 W. DIVERSEY UNIT F  
CHICAGO, IL 60651

MAIL TO

# UNOFFICIAL COPY

~~CITY OF CHICAGO  
REVENUE  
MAY 21 '96  
748.12~~

~~CITY OF CHICAGO  
REVENUE  
MAY 21 '96  
748.12~~

~~STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 21 '96  
DEPT. OF REVENUE  
199.50~~

~~Cook County  
REAL ESTATE TRANSFER TAX  
REVENUE  
MAY 21 '96  
99.75~~

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28953285

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PARCEL 1:

UNIT 1840-F IN THE LANDMARK VILLAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE - UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164, INCLUSIVE IN WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 154 THROUGH 164, AND PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1994 AS DOCUMENT 94658101, IN COOK COUNTY, ILLINOIS

AND

LOTS 23 AND 45 IN LANDMARK VILLAGE UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 232, INCLUSIVE, IN THE WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAM STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS,

AND

LOTS 59, 67, 68, 69, 70 AND 71 IN LANDMARK VILLAGE - UNIT 3, BEING A RESUBDIVISION OF LOTS 233 THROUGH 243, INCLUSIVE, AND LOTS 290 THROUGH 300, INCLUSIVE, IN WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST WOLFRAM STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 233 THROUGH 243, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1995 AS DOCUMENT 95295114, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1994 AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED ON SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, AND RECORDED ON JANUARY 17, 1995 AS DOCUMENT 95034418, AND RECORDED ON MAY 11, 1995 AS DOCUMENT 95310157, AND RECORDED JUNE 27, 1995 AS DOCUMENT 95414357 AND RECORDED SEPTEMBER 28, 1995 AS DOCUMENT 95657251 AND RECORDED ON DECEMBER 7, 1995, AS DOCUMENT 95852534, AND RECORDED APRIL 24, 1996 AS DOCUMENT 96308494, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21, 22 58 AND 72 AS CREATED AND SET OUT IN THE PLATS OF RESUBDIVISION FOR LANDMARK VILLAGE - UNIT ONE RECORDED AS DOCUMENT NUMBER 94658101 AND FOR LANDMARK VILLAGE - UNIT 2 RECORDED AS DOCUMENT 95027318, AND FOR LANDMARK VILLAGE - UNIT 3 RECORDED AS DOCUMENT 95295114 AND DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LANDMARK VILLAGE HOMEOWNERS ASSOCIATION RECORDED JULY 28, 1994 AS DOCUMENT 94667605 AND AMENDED BY FIRST AMENDMENT RECORDED ON JANUARY 17, 1995 AS DOCUMENT 95034419.

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GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND A RESERVATION BY THE LANDMARK VILLAGE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSIONS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS RESERVED BY THE LANDMARK VILLAGE HOMEOWNER'S ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF ALL HOMEOWNERS AT THE PARCEL; AN EASEMENT IN FAVOR OF PICARDY ON DIVERSEY, AN ILLINOIS JOINT VENTURE, OVER THE EAST BOUNDARY OF THE PROPERTY FOR LANDSCAPING THE BACKYARDS OF THE SINGLE-FAMILY RESIDENCES THEY ARE DEVELOPING JUST EAST OF THE PROPERTY; UTILITY EASEMENTS, PROVIDED THE PARCEL DOES NOT ENCROACH THEREON; PROVISION OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; AND LIENS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

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