

UNOFFICIAL COPY

TRUSTEE'S DEED

97488287

THIS INDENTURE, dated JULY 2, 1997 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 AUGUST 30, 1984 known as Trust Number 62082 party of the first part, and

DEPT-01 RECORDING \$25.00
110012 10AM 0823 07/07/97 14:27:00
4898 F E R 97-488287
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

H&H PARTNERSHIP
190 DETROIT STREET, CAKE, 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 855 STERLING AVENUE, PALATINE, ILLINOIS 60067
Property Index Number 02-09-402-046-0600
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.

Prepared By
American National Bank and Trust Company
of Chicago

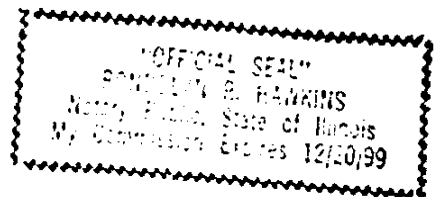
By Anita M. Lutkus
ANITA M. LUTKUS, TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
ANITA M. LUTKUS, 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 July 3, 1997

Rondolyn R. Hawkins
RONDOLYN R. HAWKINS, NOTARY PUBLIC



MAIL TO:

Box 367

BOX 333-CTI

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
Cook County
REVENUE
STAMP JUL-7787
332.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
JUL-7787
665.00

97488287

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EXHIBIT A

Legal Description of Property:

Parcel 1

Lot 2 (except the North 101.76 feet thereof) in Countryside Commercial area, being a subdivision of part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on March 8, 1972 as document 2611595 in Cook County, Illinois.

Parcel 2:

Perpetual non-exclusive easement for benefit of parcel 1 aforesaid as set forth in Declaration of Easement, Covenants, Conditions and Restrictions made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 26, 1983 and known as Trust Number 36788 dated July 3, 1984 and filed July 11, 1984 as document LR3381921 and as created by deed from American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 11, 1984 and known as Trust Number 56788 to John M. Zawadzinski dated August 30, 1984 and filed September 10, 1984 as document LR3393223 and refiled October 18, 1984 as Document LR 3400433 and First Amendment to Declaration of easements, covenants, conditions and restrictions dated September 25, 1984 and filed October 18, 1984 as LR3400432 for ingress and egress, vehicular traffic, parking of motor vehicles and pedestrian walkways over, across and upon that part of the land delineated on Exhibit B of the Plat attached to said declaration, all in Cook County, Illinois.

FIN: 02-09-402-046-0000

Commonly known as 855 Sterling Avenue, Palatine, Illinois 60067

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) Schedule B Exceptions B, C, D, E, F, H, I, J, K, L, M, and N in Chicago Title Insurance Company Commitment for Title Insurance No. 76-70-636 dated June 24, 1997; (4) public utility and water sewer line easements; (5) encroachments, if any, shown on the Plat of Survey; (6) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (7) Master Lease dated July 2, 1997.

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