

# UNOFFICIAL COPY

This instrument prepared by:

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919 North Michigan Avenue  
Suite 1703  
Chicago, Illinois 60611

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. DEPT-01 RECORDING \$25.50  
. T#0011 TRAN 8260 07/11/97 10:33:00  
. #3310 # KP #-97-500007  
. COOK COUNTY RECORDER

## TRUSTEE'S DEED

**THIS INDENTURE**, made this 27 day of June, 1997 between Firstar Bank Illinois, an Illinois banking corporation, as successor trustee to First Colonial Trust Company, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Firstar Bank Illinois, in pursuance of a Trust Agreement dated the 14th day of March, 1994, and known as Trust Number 6457, party of the first part, and Piotr Swider, of 2563 Northwest Street, River Grove, Illinois 60171, party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part the certain real estate situated in Cook County, Illinois, more fully described in Exhibit "A" attached hereto, together with the tenements and appurtenances thereunto belonging.

Commonly known as Unit 23-6, 23 King Arthur Court, Northlake, Illinois  
Permanent Index No. 12-30-402-016-0000 VOL. 070

4/2/97 25/1 MIAZ  
(19.3)

Subject only to: (i) covenants, conditions and restrictions of record; (ii) building lines and building and zoning laws and ordinances; (iii) the terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; (iv) the terms, provisions, covenants, conditions, restrictions and easements of the Declaration dated October 18, 1979 creating and establishing the Fullerton Avenue Association and all amendments thereto ("Master Declaration"); (v) private, public and utility easements, including any easement established or implied from the Declaration of Condominium and all amendments, if any, thereto; (vi) party wall rights and agreements; (vii) limitations and conditions imposed by the Illinois Condominium Act; (viii) general taxes for the year 1996 and subsequent years; and (ix) installments due after the date hereof for assessments established pursuant to the Declaration of Condominium and the Master Declaration.

The party of the first part also hereby grants to the party of the second part, its heirs, successors and assigns, as rights and easements appurtenant to the Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and the party of the first part 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 all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The party of the first part also hereby grants to the party of the second part, its heirs, successors and assigns, as easements appurtenant to the Unit described herein, the easements created by the Declaration of Easements and Covenants dated October 18, 1979 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 25201126, as amended by Documents Number 86083889 and 95753612, for the benefit of the owners of the parcels of real estate herein described; and the party of the first part reserves to itself, its successors and assigns, as easements appurtenant to the remaining

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parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration which is incorporated herein by reference the same as though the provisions of said Declaration were recited and stipulated at length herein, and the right of the party of the first part to grant said easements in the conveyances and mortgages of said remaining parcels or any of them. Grantor by executing and delivering this deed and Grantee by accepting this deed, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements set forth in said Declaration as covenants running with the land.

The tenant of the Unit described herein has waived and failed to exercise the right of first refusal or option to purchase the Unit.

**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 party of the first part, 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 any trust deeds, mortgages, and any other liens of record, if any, 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 its Land Trust Officer and attested by its Land Trust Officer, on the day and year first above written.

Allest: FIRSTAR BANK ILLINOIS, as Trustee  
as aforesaid

By: Norma J. Haworth  
its Land Trust Officer

By: June M. Stout  
its Land Trust Officer

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

I, the undersigned, **A NOTARY PUBLIC** in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that June M. Stout, Land Trust Officer of the Firststar Bank Illinois and Norma J. Haworth, Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing 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 the said Land Trust Officer did also there and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes herein set forth.

GIVEN under my hand and notarial Seal this 27 day of June, 1997.

**"OFFICIAL SEAL"**  
Rebecca J. Gorman  
Notary Public, State of Illinois  
My Commission Expires 06-27-00

Rebecca J. Gorman  
Notary Public

My Commission Expires  
MAIL TO:  
Marek Sciblo, Esq.  
3950 North Cicero Avenue  
Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

PIOTR SWIDER  
23 KING Anthony  
NORTHLAKE, IL 60164  
Unit 23-6



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 23-6 IN THE 23 KING ARTHUR COURT CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

#### PARCEL 1

LOT 23 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AS DOCUMENT NUMBER 18653754 AND AS CREATED BY VARIOUS DEEDS FROM OAK PARK TRUST AND SAVINGS BANK A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

#### PARCEL 3

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS AND COVENANTS DATED OCTOBER 18, 1979 AND RECORDED OCTOBER 19, 1979 AS DOCUMENT NUMBER 25201126, AS AMENDED BY DOCUMENTS NUMBER 86083889 AND 95753612, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 96449972

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