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Ny 701174 kw fact

TRUSTEE'S DEED

THIS INDENTURE, dated 8-18-97 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 12-15-93

known as Trust Number *rv-012306*

party of the first part, and

TIMOTHY R. OTTEN AND RICHARD C. ERDENBERG, 303 W. WERLE ST., CHICAGO, IL.

(Reserved for Recorders Use Only)

NOT AS TENANTS IN COMMON, BUT AS

JOINT TENANTS

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

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS SUCCESSOR TRUSTEE TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS

Commonly Known As 2929 HONORE, UNIT A

Property Index Number 14 30 222 046 048 108

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.

By: *[Signature]*
J. MICHAEL WHELAN, VICE PRESIDENT

Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify

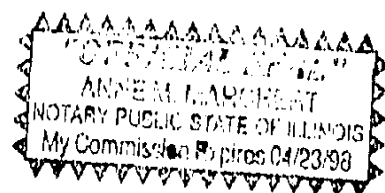
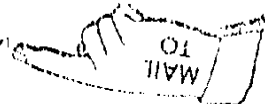
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated August 20, 1997.

[Signature]
NOTARY PUBLIC

MAIL TO:

*Tim Otten
Erdenberg Otten
303 W. Werle
Chicago, IL*



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Unit 2929-A in the Landmark Village II Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN OWNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 105.14 FEET TO A POINT WHICH IS 15.00 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CENTERLINE OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY YARD LEAD TRACK I.C.C. NO. 220 (NOW REMOVED); THENCE SOUTHWESTERLY, CONCENTRIC WITH SAID YARD LEAD TRACK CENTERLINE A DISTANCE OF 74.75 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 317.20 FEET, WHOSE CHORD BEARS SOUTH 8 DEGREES 39 MINUTES 41 SECONDS WEST, 74.57 FEET, TO THE MOST NORTHERLY CORNER OF LOT 59 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION 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 JUNE 8, 1994, AS DOCUMENT NUMBER 94508608; THENCE CONTINUING SOUTHWESTERLY A DISTANCE OF 3.03 FEET ALONG THE ARC OF SAID CIRCLE, HAVING A RADIUS OF 317.20 FEET, WHOSE CHORD BEARS SOUTH 15 DEGREES 41 MINUTES 08 SECONDS WEST 3.03 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST 92.84 FEET ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF LOT 1 IN SAID OWNER'S SUBDIVISION, AND 76.67 FEET DISTANT THEREFROM, TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 11 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 76.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT 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, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 300 IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION, BEING A POINT ON THE NORTH LINE OF WEST DIVERSEY PARKWAY; THENCE EASTERLY ALONG SAID NORTH LINE OF WEST DIVERSEY PARKWAY, A DISTANCE OF 240.58 FEET, MORE OR LESS, TO A POINT DISTANT 15 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 219, AS SAID TRACK IS NOW LOCATED; THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF SAID LAST DESCRIBED SPUR TRACK, AND THE

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EXTENSIONS THEREOF, A DISTANCE OF 930.30 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST OAKDALE AVENUE IN THE AFORESAID WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 59 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION 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 JUNE 8, 1994, AS DOCUMENT NUMBER 94508608; THENCE CONTINUING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF LOT 59 AFORESAID, 42.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST (SOUTH 89 DEGREES 47 MINUTES 34 SECONDS EAST MEASURED), ALONG A LINE DRAWN 42.00 FEET NORTH OF AND PARALLEL WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST OAKDALE AVENUE, A DISTANCE OF 21.76 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 1 IN THE OWNER'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 30; THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST, 0.42 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST (NORTH 0 DEGREES 04 MINUTES 25 SECONDS WEST MEASURED), ALONG A LINE DRAWN TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, SAID POINT BEING 0.24 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1, A DISTANCE OF 55.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST (NORTH 0 DEGREES 04 MINUTES 25 SECONDS WEST MEASURED) ALONG SAID LINE A DISTANCE OF 76.49 FEET (76.67 FEET MEASURED) TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 0.24 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST (NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST MEASURED), ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 10.85 FEET TO A POINT DISTANT 15 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY YARD LEAD TRACK I.C.C. NO. 220; THENCE SOUTHWESTERLY CONCENTRIC WITH SAID YARD LEAD TRACK CENTER LINE A DISTANCE OF 74.75 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 317.20 FEET, AND WHOSE CHORD BEARS SOUTH 08 DEGREES 39 MINUTES 41 SECONDS WEST, 74.75 FEET TO A POINT WHICH IS 100.41 FEET NORTH OF THE AFORESAID EASTERLY EXTENSION OF THE SOUTH LINE OF WEST OAKDALE AVENUE AND 21.84 FEET WEST OF THE AFORESAID EAST LINE OF LOT 1 IN SAID OWNER'S SUBDIVISION, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF THE AFORESAID LOT 59; THENCE SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST (SOUTH 0 DEGREES 04 MINUTES 25 SECONDS EAST MEASURED), ALONG THE EAST LINE OF SAID LOT 59, A DISTANCE OF 2.92 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF LOT 1 IN OWNERS SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4

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OF SAID SECTION 30, AND 76.67 FEET DISTANT THEREFROM, A DISTANCE OF 22.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 59 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION 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 JUNE 8, 1994, AS DOCUMENT NUMBER 94508608, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 59, THENCE SOUTHWESTERLY 3.03 FEET ALONG THE WEST LINE OF SAID LOT 59, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 317.20 FEET, AND WHOSE CHORD BEARS SOUTH 15 DEGREES 41 MINUTES 08 SECONDS WEST, 3.03 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST 0.82 FEET ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF LOT 1 IN OWNER'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, AND 76.67 FEET DISTANT THEREFROM, TO THE EAST LINE OF SAID LOT 59; THENCE NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST (NORTH 0 DEGREES 04 MINUTES 25 SECONDS WEST MEASURED) ALONG THE EAST LINE OF SAID LOT 59 A DISTANCE OF 2.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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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 SUCCESSORS 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 PROVIDED FOREGOING DO NOT INTERFERE WITH PURCHASERS' USE OF THE PREMISES AS A CONDOMINIUM; 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.