

# UNOFFICIAL COPY

① 7646621 5/9700009 ed

## TRUSTEE'S DEED

97053206

THIS INDENTURE, dated January 21, 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 November 7, 1990  
known as Trust Number **112925-05** party of the  
first part, and  
**Betty Levin, 5500 Lincoln, Morton Grove, IL 60035**

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 3823 01/23/97 15:43:00  
#4167 RC \*-97-053206  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

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 3085 Pheasant Creek, Unit 201, Northbrook, IL 60062

Property Index Number 04-08-200-031-1017  
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.

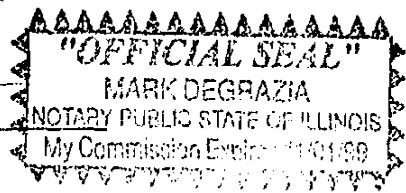
**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**  
as Trustee, as aforesaid, and not personally,

By: [Signature]  
Eileen F. Neary-Trust Officer

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) Eileen F. Neary 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 January 21, 1997.

[Signature]  
NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690  
MAIL TO: J. LEVIN  
205 N. MICHIGAN  
SUITE 3909  
CHICAGO, IL 60601

**BOX 333-CTI**

23 00  
13

97053206

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97053206

# UNOFFICIAL COPY

## TRUST POWERS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
P.S. 10686	JAN 23 '97 DEPT. OF REVENUE
	33.00

Cook County

REAL ESTATE TRANSACTION TAX			
REVENUE	STAMP	JAN 23 '97	16.50
CH. 11427			

3205

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PARCEL 1:

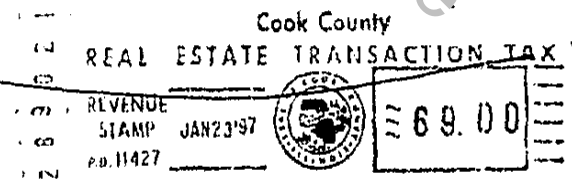
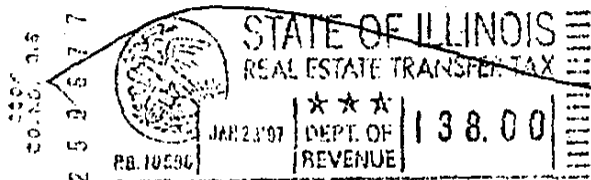
UNIT NUMBER 201 IN PHEASANT CREEK CONDOMINIUM ASSOCIATION NUMBER 4 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS "A" AND "B" IN WHITE PLAINS UNIT 7 BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 24, 1978 AND KNOWN AS TRUST NUMBER 1071489 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24738005 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 22648909 AS SUPPLEMENTED FROM TIME TO TIME FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Subject only to: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1996 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; public roads and highways, installations due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through Grantee; provided the foregoing are not violated at the time of closing, do not underlie the improvements and do not interfere with Grantee's use as a single family residence.



97053206

UNOFFICIAL COPY

Property of Cook County Clerk's Office