

97153166

DEPT-01 RECORDING \$25.00  
 T#0012 TRAN 4220 03/06/97 11:15:00  
 #9857 # ER \*-97-153166  
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 25TH day of FEBRUARY, 1997, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and 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 the 7TH day of JUNE, 1996, and known as Trust Number 10-2038, party of the first part, and BRENDANT, WALSH AND KAREN A. WALSH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY of 974 RIDGE ROAD of WETHERSFIELD, CT 06109 parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

Not as tenants in common and Not as Joint Tenants

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF

1904774 CE (1)

25-7

Permanent Real Estate Index No. 11-19-220-011

together with the tenements and appurtenances thereto 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. SUBJECT, HOWEVER, to: the liens of all trusts deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS as trustee, as aforesaid, and not personally

By: *[Signature]* Assistant Trust Officer

ATTEST *[Signature]* Assistant Trust Officer

This space for affixing stickers and recording charges

97153166

UNOFFICIAL COPY

COUNTY OF COOK  
STATE OF ILLINOIS

SS. I. KURTIS J. LOSO a Notary Public in and  
for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT  
MICHAEL C. WINTER

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF  
ILLINOIS, a banking corporation, and CARL R. RATH

Assistant Trust Officer of said banking corporation,  
personally known to me to be the same persons, whose names are subscribed  
to the foregoing instrument as such Assistant Trust Officer, respectively, ap-  
peared before me this day in person and acknowledged that they signed and  
delivered the said instrument as their own free and voluntary act of said bank-  
ing corporation as Trustee, for the uses and purposes therein set forth and  
the said Assistant Trust Officer did also then and there acknowledge that  
he/she, as custodian of the corporate seal of said banking corporation, did  
affix the said corporate seal of said banking corporation to said instrument  
as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set  
forth.

Given under my hand and Notarial Seal

this 26TH day of FEBRUARY 19 97

Kurtis J. Loso  
Notary Public

Cook County  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP  
MAR-97  
111427  
91.50

OFFICIAL SEAL  
KURTIS J LOSO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/18/00



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
163.00

CITY OF EVANSTON 002450  
Real Estate Transfer Tax  
City Clerk's Office

PAID FEB 26 1997

Amount \$ 915.00

Agent B.W.

97153166

936 HINMAN, EVANSTON, IL 60202  
UNIT #1N

For information only insert street address of above described property.

THIS INSTRUMENT PREPARED BY:  
FIRST BANK AND TRUST OF ILLINOIS  
300 East Northwest Highway  
Palatine, Illinois 60067

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**EXHIBIT "A"**

**UNIT 836-H1 IN THE HINMAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 13, 14 AND 15 AND THE NORTH 20 FEET OF LOT 16 IN BLOCK 2 IN GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON (EXCEPT THE PORTIONS THEREOF TAKEN FOR LEE STREET AND FOR WIDENING OF HINMAN AVENUE), BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1988 AND KNOWN AS TRUST NUMBER 10-2088, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 8711898, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID ALL PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.**

**GRANTOR ALSO HEREBY GRANTS TO THE TENANT, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND SET FORTH AT LENGTH HEREIN.**

**THE TENANT OF THE UNIT FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.**  
The Tenant of the Unit failed to exercise their statutory option.

**Subject to: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1988 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; public, private and utility easements and building setbacks on record; zoning and building laws and ordinances; covenants and restrictions of record which do not interfere with the intended use of the property as a residential condominium unit; assessments established pursuant to the Declaration of Condominium; acts of the Purchaser; rights of persons claimed by, through or under the Purchaser.**

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