

IN TRUST
INDEPENDENT TRUST CORPORATION

DEED OUT OF TRUST

97279303

DEPT-01 RECORDING \$28.50
T98014 TRAN 1899 04/23/97 09:05:00
47977 J W * - 97 - 279303
COOK COUNTY RECORDER

514845810
288B

THIS INDENTURE, made this 3RD day of APRIL 19 97, between **INDEPENDENT TRUST CORPORATION**, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said **INDEPENDENT TRUST CORPORATION**, in pursuance of a Trust Agreement dated the 4TH day of APRIL 19 96, and known as Trust Number 20409

Party of the first part, and
MATT J. IRMEN AND KATHERINE A. GUDAS, AS JOINT TENANTS
of 1217-204 WINSLOWE DRIVE, PALATINE, IL 60067

party of the second part.
Witnesseth, That said party of the first part, in consideration of the sum of ***TEN AND NO/DOLLARS***
*****(\$10.00)***** Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

29.8

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF:

97279303

SAS - A DIVISION OF INTERCOUNTY

514845810

C/K/A: 1217 WINSLOWE, UNIT # 204, PALATINE, IL 60067

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

••P.L.N 02-12-100-093-0000

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 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.

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This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unleased at the date of the delivery hereof.

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 Trust Officer and attested by its Trust Officer, the day and year first above written.

DOCUMENT PREPARED BY:

INDEPENDENT TRUST CORPORATION
As Trustee as aforesaid

INDEPENDENT TRUST CORPORATION

120 W. MADISON

CHICAGO, IL 60602

BY

CHERYL JAWORSKY

Trust Officer

ATTEST

L. DAVID SMITH

Trust Officer

STATE OF ILLINOIS,
County of COOK } SS.

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named CHERYL JAWORSKY, TRUST OFFICER of Independent Trust Corporation and the above named L. DAVID SMITH, TRUST OFFICER of said Corporation personally known to me to be the same persons whose names to the foregoing instrument as such, TRUST OFFICER and TRUST OFFICER respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said TRUST OFFICER did also then and there acknowledge that he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3RD day of APRIL, 19 97

"OFFICIAL SEAL"
Mary Ellen Richter
Notary Public, State of Illinois
My Commission Expires 5/19/99

Mary Ellen Richter

Notary Public

Notarial Seal

Please Mail to: MATT J IRMEN AND KATHERINE A GUDAS	Mail subsequent tax bills to: MATT J IRMEN AND KATHERINE A GUDAS
1217 WINSLOWE DRIVE # 204	1217 WINSLOWE DRIVE
PALATINE, IL 60074	PALATINE, IL 60074

MAIL TO

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT 1217-204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97-124183, IN THE CLOVER RIDGE P.U.D. A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE. COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE 'POINT OF BEGINNING' IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR 2507393 FILED JUNE 15, 1970 IN REGISTER'S OFFICE OF COOK COUNTY, ILLINOIS, THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE; THENCE SOUTHWESTERLY 381.28 FEET ALONG THE ARC OF A CIRCLE OF 230.00 FEET RADIUS, CONVEX TO THE SOUTH, TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE, SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 21, 1972 AS DOCUMENT NUMBER LR 2666783 IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT PARCEL 1 OVER OUTLOT 'A' AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT 'A' IN CLOVER RIDGE P.U.D., AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'A' THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT 'A' 173.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 23 SECONDS WEST, 88.00 FEET TO SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D., 51.80 FEET, THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 88.00 FEET TO THE EAST LINE OF SAID OUTLOT 'A' THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT 'A', 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NOTE: THE UNDERLYING PROPERTY IS AS FOLLOWS:

LOTS 1-21 AND OUTLOT A, IN CLOVER RIDGE P.U.D., A PART OF PHASE 3 IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 1967 AS DOCUMENT 28946578, IN COOK COUNTY, ILLINOIS.

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002564

Cook County
REAL ESTATE TRANSACTION TAX
MAY--96
REVENUE STAMP
040.00
960693

STATE OF ILLINOIS
MAY--96
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
080.00
966935

97249303

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GRANTOR ALSO HEREBY GRANTS TO THE 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 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 TENANT OF THE SUBJECT UNIT HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL AS PROVIDED IN SECTION 30 OF THE CONDOMINIUM PROPERTY ACT.

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97-73503