

98029144 / 7699348

UNOFFICIAL COPY 98277889

6780/0123 03 001 Page 1 of 3  
1998-04-08 10:27:01  
Cook County Recorder 25.00

DZ 102

TRUSTEE'S DEED

THIS INDENTURE, dated March 19, 1998

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 December 22, 1993 known as Trust Number 117797-09 party of the first part, and

(Reserved for Recorders Use Only)

Waldemar Kierzkowski, 752 Dempster, CG9, Mt. Prospect, IL 60056

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 Unit 752-9 in the Condominiums of Birch Manor

752 W. Dempster  
Mt Prospect IL  
60056

Property Index Number 08-14-302-017-1165  
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

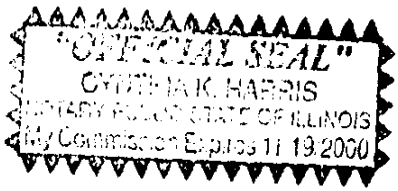
Prepared By: American National Bank and Trust Company of Chicago

BOX 333-CTI

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) J. MICHAEL WHELAN 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 March 19, 1998.

*[Signature]*  
NOTARY PUBLIC

MAIL TO: AL Wojewnik  
5717 N. Milwaukee  
Chicago, IL 60646



**EXHIBIT "A"**

**PARCEL 1:**

**UNIT 752-9 IN THE CONDOMINIUMS OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04007894 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 098253802 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS**

**PARCEL 2:**

**EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007894**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 stipulated at length herein.**

**THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.**

**SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Birch Manor Condominium Association and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the second installment 1997 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration; (l) existing tenant lease and existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) building lines and restrictions.**

# UNOFFICIAL COPY



F

**MAYOR**  
GERALD L FARLEY

**TRUSTEES**  
GEORGE A CLOWES  
TIMOTHY J CORCORAN  
RICHARD N HENDRICKS  
PAUL WM HOEFERT  
MICHAEL W SKOWRON  
IRVANA K WIKS

**VILLAGE MANAGER**  
MICHAEL E JANONIS

**VILLAGE CLERK**  
CAROL A FIELDS

## Village of Mount Prospect

100 South Emerson Street

Mount Prospect, Illinois 60056

Phone: 708 / 392-6000  
 Fax: 708 / 392-6022  
 TDD: 708 / 392-6064

June 22, 1995

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 \*\*\*  
 APR 1995 DEPT. OF REVENUE  
 \$ 69.00

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP APR 1995  
 No. 11424  
 \$ 34.50

### To Whom It May Concern:

The property located at 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, (5), 754, 756, 758, 760, and 762 West Dempster is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

*David C. Jepson*

David C. Jepson, Finance Director

UNOFFICIAL COPY

Property of Cook County Clerk's Office