

Reserved For Recorder's Office

1998-04-29 11:37:03

Cook County Recorder

25.00

**TRUSTEE'S DEED  
JOINT TENANCY**

This indenture made this 30th day of March, 1998 between The Chicago Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20th day of June, 1996 and known as Trust Number 1102726, party of the first part, and

LESTER W. KELLNER, JR. AND  
GERALDINE F. KELLNER

whose address is:

710 Creekside Drive, Unit 503, Mt. Prospect, IL 60056

not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF

This is a duplicate deed of even date by and between the same parties to replace original deed which has been lost or destroyed and never recorded.

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 4/22/98

Permanent Tax Number: 03-27-100-011; 03-27-100-019

Mail to Lester Kellner Jr.  
710 Creekside Dr. #503  
Mt Prospect IL 60056

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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

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

The Chicago Trust Company,  
as Trustee as Aforesaid



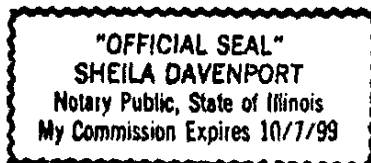
By: *Charles J. [Signature]*  
Assistant Vice President

Attest: *Christa Smith*  
Assistant Secretary

State of Illinois  
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of The Chicago Trust Company, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of April, 1998.



*Sheila Davenport*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
Unit 503, 710 Creekside Drive, Mt. Prospect, IL

This instrument was prepared by:  
Carrie Cullinan Barth  
The Chicago Trust Company  
171 N. Clark Street ML09LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE \_\_\_\_\_

OR BOX NO. \_\_\_\_\_

## EXHIBIT "A"

Unit 503A and the exclusive right to the use of Parking Space<sup>P 8 A</sup> And Storage Space<sup>S 8 A</sup>  
Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a survey  
of the following described parcel of Real Estate:

## Parcel 1:

Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the  
Northwest 1/4 of Section 27 and part of the East 1/2 of the Northwest 1/4 of Section 28 both in  
Township 43 North Range T1 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8, 1996  
as Document Number 96261584, together with its undivided percentage interest in the Common  
Elements in Cook County, Illinois.

## Parcel 2:

Easement for Ingress and Egress in favor of Parcel 1 created by the aforesaid Declaration recorded  
as Document Number 96261584.

Grantor also hereby grants to Grantee, their heirs and assigns, as rights and Easements, Appurtenant  
to the above described Real Estate, the rights and Easements for the benefit of the property set forth  
in the aforementioned Declaration, and Grantor reserves to itself, its Successors and Assigns the  
right and Easements set forth in said Declaration for the benefit of the remaining property described  
therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility  
easements; easements, covenants, restrictions and building lines of record, and as set forth in the  
Declaration of Condominium; applicable zoning and building laws or ordinances; all rights,  
easements, restrictions, conditions and reservations contained in the aforesaid Declarations and  
reservation by Seller to itself and its successors and assigns of the rights and easements set forth in  
said Declaration; provisions of Condominium Property Act of Illinois.

PIN: 03-27-100-011  
03-27-100-019

The grantor or his agent affirms, that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19 \_\_\_\_\_

Signature: \_\_\_\_\_

Grantor or Agent

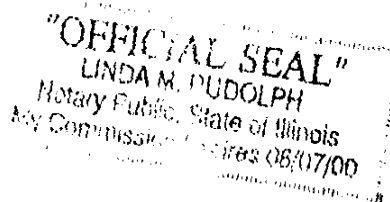
Subscribed and sworn to before me by the

said \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_

19 \_\_\_\_\_

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19 \_\_\_\_\_

Signature: \_\_\_\_\_

Grantee or Agent

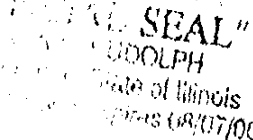
Subscribed and sworn to before me by the

said \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 1998

19 \_\_\_\_\_

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]