

TRUSTEE'S DEED

DEPT OF RECORDING \$27.50  
05/08/98 18:01 2306 05/01/98 14:55:00  
0000 111 8-70-360049  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

THIS INDENTURE, dated APRIL 8, 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 6, 1996

known as Trust Number 121816-08 party of the  
first part, and

SHARON E. JONES

195 N. HARBOR DR., #3403 CHICAGO, IL 60601

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 207, 705 11<sup>TH</sup> ST., WILMETTE, IL 60091

Property Index Number 05-34-106-018-0000

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,


PREPARED BY AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO  
1201 S. Milwaukee Ave., Libertyville, IL 60048

By:   
MARK J. DE GRAZIA, TRUST OFFICER

STATE OF ILLINOIS  
COUNTY OF COOK

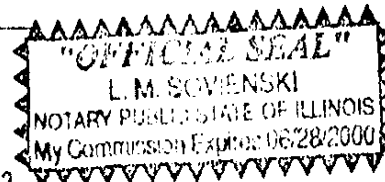
) I, L. M. Soviensi, a Notary Public in and for said County and State, do hereby certify  
) Mark J. De Grazia, an officer of American National Bank and Trust Company of Chicago personally  
known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 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 April 8, 1998.

  
NOTARY PUBLIC

MAIL TO: Alan M. Depcik, 111 W. Washington St., Suite 959  
Chicago, IL 60602

MAIL TAX BILL TO: Sharon E. Jones, Unit 207, 705 11th St., Wilmette, IL 60091



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MISSISSIPPI

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP APR 29 1963 188.25

Village of Wilmette Real Estate Transfer Tax \$50.00 APR 29 1963 Issue Date Thirty - 63

Village of Wilmette Real Estate Transfer Tax \$1.00 APR 29 1963 Issue Date One - 4916

Village of Wilmette Real Estate Transfer Tax \$100.00 APR 29 1963 Issue Date 100 - 1371

Village of Wilmette Real Estate Transfer Tax 1000 - 467 Issue Date

\$1,000.00

Illinois State Clerk's Office

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## PARCEL 1:

UNIT 207 IN OPTIMA CENTER WILMETTE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN PARTS THEREOF IN THAT LAND, PROPERTY AND SPACE CONTAINED WITHIN, ABOVE AND BELOW LOT 2 IN OPTIMA CENTER WILMETTE RESUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 12, 1998, AS DOCUMENT 98195940, IN COOK COUNTY ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 35 & 58, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98195940.

## PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED IN THE AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE AS OF JANUARY 9, 1997 BY AND AMONG GUS DEMAS BUILDING CORPORATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 6, 1996, AND KNOWN AS TRUST NUMBER 121816-08, RECORDED JANUARY 10, 1997 AS DOCUMENT 97024474, FOR THE PURPOSES OF VERTICAL SUPPORT FROM PILLARS, BEAMS, MEMBERS, JOISTS, WALLS, HORIZONTAL SLABS, CEILINGS, FLOORS, AND OTHER SUPPORTS OF WHATEVER NATURE NOW OR HEREAFTER CONSTRUCTED OR EXISTING IN THE RETAIL PARCEL (AS DEFINED THEREIN); FOR CONNECTION OF UTILITY EQUIPMENT APPURTENANT TO THE LAND LOCATED IN THE RETAIL PARCEL AND THE RIGHT OF ACCESS THERETO.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 AS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

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SUBJECT TO:

(a) current general real estate taxes for subsequent years and special taxes or assessments; (b) the Act; (c) the Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any, provided that all such matters are approved by Purchaser's lender and do not materially, adversely impact the value of the Purchased Unit; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record, provided that all such matters are approved by Purchaser's lender and do not materially, adversely impact the value of the Purchased Unit; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor, provided that all such matters are approved by Purchaser's lender and do not materially, adversely impact the value of the Purchased Unit; (i) rights to the public, the Village of Wilmette and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; and (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing.

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REC DEPT-01 RECORDING 427.50  
T40013 TRAN 2356 05/01/98 14:53:00  
44310 + TB \*-98-360049  
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