

# UNOFFICIAL COPY

## TRUSTEE'S DEED

05350029

DEPT-01 RECORDING \$25.50  
 T40000 TRAM 0148 05/08/98 15:15:00  
 44774 RC \*-98-380029  
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

THIS INDENTURE, dated 4-17-98  
 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 12-6-96

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

SCOTT KRONE AND SHARON KRONE, \*NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY  
 THE ENTIRETY \*HUSBAND AND WIFE  
 1187 WILMETTE AVE., WILMETTE, IL 60091

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 301, 705 11TH ST., WILMETTE, IL 60091

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

FIRST AMERICAN TITLE

together with the tenements and appurtenances thereunto belonging

0125099

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.

PREPARED BY:  
 AMERICAN NATIONAL BANK  
 & TRUST COMPANY OF CHICAGO  
 33 NORTH LASALLE ST.,  
 CHICAGO IL 60690

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
 as Trustee, as aforesaid, and not personally,

By:   
 GREGORY KASPRZYK, VICE PRESIDENT

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
 COUNTY OF COOK ) GREGORY KASPRZYK, 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 or 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 17, 1998.

  
 NOTARY PUBLIC

"OFFICIAL SEAL"  
 JOCELYN GEBOY

Notary Public, State of Illinois  
 Commission Expires 10/9/2001

MAIL TO: Kent Donewald, 707 Skokie Blvd., #420, Northbrook, IL 60062  
 Mail Tax Bill to: Scott Krone & Sharon Krone, 705 11th Street, #301, Wilmette, IL 60091

9805000036  
 60091

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PARCEL 1:

UNIT 301 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 73 AND 74, 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.

98380029

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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; (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; (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; (i) rights to the public, the City of Highland Park 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.

Village of Wilmette \$1.00  
Real Estate Transfer Tax  
MAY - 5 1993  
One - 4918 Issue Date \_\_\_\_\_

Village of Wilmette \$500.00  
Real Estate Transfer Tax  
MAY - 5 1993  
500 - 6585 Issue Date \_\_\_\_\_

Village of Wilmette \$30.00  
Real Estate Transfer Tax  
MAY - 5 1993  
Thirty - 66 Issue Date \_\_\_\_\_

OFFICE OF COOK COUNTY CLERK'S OFFICE

98380029

UNOFFICIAL COPY

Property of Cook County Clerk's Office