

UNOFFICIAL COPY

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7270063 45 001 Page 1 of 2
1999-04-30 09:27:43
Cook County Recorder 23.50



99415444

TRUSTEE'S DEED

THIS INDENTURE, dated April 12, 1999

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 March 12, 1997

known as Trust Number 122709-06 party of the first part, and

A.
Kimberly May
6236 W. Fletcher, Chicago, IL 60634

(Reserved for Recorders Use Only)

party/parties of the second part. WITH SUSSETH, 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 1517-308 in Arlington Glen Condominium

1517 N. Windsor Dr.
Arlington Hts IL 60004

Property Index Number 03-21-100-016

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,

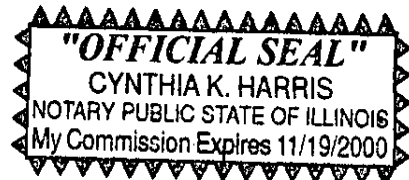
By: _____
GREGORY S. KASPRZYK, VICE PRESIDENT

Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) ANTHONY A. DiMONTE 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 16, 1999.

MAIL TO: M.J. HAGERTY
6321 N. AVONDALE #210
CHICAGO, IL 60631

NOTARY PUBLIC



UNOFFICIAL COPY STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

EXHIBIT

113746
APR 28 '99
P.B. 11262
DEPT. OF REVENUE
85.50

PARCEL 1:

UNIT 1517/308 IN ARLINGTON GLEN CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LOT 1 IN RAND-GROVE APARTMENTS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 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 OWNERSHIP RECORDED JUNE 1, 1998 AS DOCUMENT 98453125 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

PARCEL 2:

99415444

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ALONG DRIVEWAYS; ROADS, STREETS AND SIDEWALKS AS SET FORTH IN DECLARATION AND GRANT OF EASEMENT RECORDED JUNE 01, 1998 AS DOCUMENT 98453124 OVER THAT PART OF THE LAND DESCRIBED AS FOLLOWS:

AFFECTS PART OF LOT 1 IN RAND-GROVE APARTMENTS SUBDIVISION, AFORESAID AS MORE PARTICULAR DESCRIBED TEHREIN.

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 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 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 and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Village of Arlington Heights Municipal Code ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) (intentionally deleted) (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; (p) building lines and restrictions; (q) ~~existing lease, if applicable, as hereinafter defined;~~ and (r) Declaration and Grant of Easement.

P.I.N. 03-21-100-016

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 28 '99
P.B. 11422
42.75