

TRUSTEE'S DEED

5082/0236 27 001 Page 1 of 3
1999-05-17 13:10:13
Cook County Recorder 25.00



7781343

THIS INDENTURE, dated April 23, 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 December 22, 1993

known as Trust Number 117797-09

party of the first part, and

Vicente

Jose Martinez and Francisco Arguelles and Valena Mendoza
742 Dempster, 105, Mt. Prospect, IL 60056

(Reserved for Recorders Use Only)

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 742-105 in the condominiums of Birch Manor, 742 Dempster Mt. Prospect IL 60056
Property Index Number 08-14-302-018-1121

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

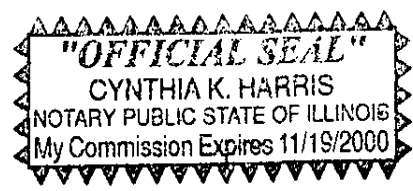
Prepared By: American National Bank and Trust Company of Chicago

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) 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 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 23, 1999.

NOTARY PUBLIC

MAIL TO: Jose Martinez
742 Dempster #105
Mt. Prospect IL 60056



UNOFFICIAL COPY

COOK
CO. NO. 016

1 0 5 8 6



P.B. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF
REVENUE

MAY 14 '99

84.00

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

MAY 14 '99

P.B. 11427



42.00

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT 742-105 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 AS AMENDED, 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 1998 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.

P.I.N. 08-14-302-018-1121

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