U-928206-C1

UNOFFICIAL COMPONIES ON Page 1 of

1999-06-10 15:30:33

Cook County Recorder



Trustee's Deed

THIS INDENTURE made this 4th day of June, 1999, between **GRAND PREMIER TRUST** AND INVESTMENT, INC., N.A., Trustee under the provisions of a deed or deed, in trust, duly recorded and delivered in pursuance of a truit a greement dated the 26th day of December,

1995, and known as Tru 1 #5951184, party of the first part, and Dee Pierce & Associates, Inc., party of the second part.

Grantee's Address: 48 N. Liberty Drive, South Barrington, IL 60010

Witnesseth, that said party of the firs part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED LERETO AND MADE A PART THEREOF

PROPERTY ADDRESS: 1274 S. Falcon Drive, Palatine, IL

PIN #: 02-28-400-016 and 02-28-400-079

TO HAVE AND TO HOLD the same unto said party of the second part, ar a to the proper use, benefit and behoof forever of said party of the second part.

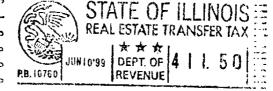
This deed is executed pursuant to and in the exercise of the power and authority gian'ed to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given 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 hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Land Trust Office, the and year first above written.

> Grand Premier Trust and Investment, Inc., N.A. As Trustee as Aforesaid

Vice President

Attest:



STAMP

UNOFFICIAL COPY

State of Illinois } ss. County of Stephenson

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Patricia Huisinga, Vice President and Marcie Luke, Land Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Land Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that she, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes the ein set forth.

Given under my hand and Notarial Seal this 4th day of June, 1999.

OFFICIAL SEAL MARIANNE OVERTURE NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 11-18-2002

pared by: Grand Premier Trust and Investment, Inc., X.A., Freeport, Illinois 61032

Recorded Deed to: Dee Pierce & Associates, Inc., 1277 outh Falcon Drive, Palatine, IL 60067 S64 Pratt Are North

Freep.
Freep.
Frouth Falcon.

4500 in Falcon Driv.

514 Pratt Ane North,

Schaunburg, Il 60183 Mail Property Taxes to: Dee Pierce & Associates, Inc., 1274 Suria Valeon Drive, Palatine, H. 60067

60193

Schaumbry, IL

LEGAL DESCRIPTION ATTACHED TO TRUSTEE'S DEED DATED JUNE 4, 1999

THAT PART OF BLOCK 48 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1996 AS DOCUMENT NUMBER 96540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 48, THENCE SOUTHERLY ALONG A CURVED LINE REING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET AN ARC LENGTH OF 5.12 TEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG SAID CURVE' LINE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET AN ARC LENGTH OF 34.18 FEET THENCE S87 58'57"W A DISTANCE OF 140.19 FEET, THENCE NO2 01'03"V A DISTANCE OF 34.00 FEET, THENCE N87 58'57"E A DISTANCE OF 143.01 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due; covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions and Restrictions, as amended from time to time; utility easements of record, ze along and building laws and ordinances; party walls; roads and highways, if any; and acts due or suffered by Dayer.

AND FURTHER SUBJECT TO: De (ar ations of covenants, conditions, restrictions, and easement by Grantor, executed the 15th day of April (1.D., 1998, and recorded in the Office of the Recorder of Cook County, Illinois, as document 98552079, and a samended, which is incorporated herein by reference thereto. Grantor grants the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Leclaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself its successors and assigns, as easement appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and the right of the grantor to grant said easement in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement for the benefit of said property set forth in the aforementioned Declaration, and party of the first part 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.