# UNOFFICIAL CQ

1999-07-20

15:10:59 25.50

Cook County Recorder



### Trustee's Deed

THIS INDENTURE made this 7th day of April, 1999, between **GRAND PREMIER TRUST** AND INVESTMENT, INC.,

N.A., Trustee under the provisions of a deed or deads in trust, duly recorded and delivered in pursuance of a trus, as reement dated the 26th day of December,

Land Trust Officer

1995, and known as Trus (4)951184, party of the first part, and Lilius S. Conklin, an individual, party of the second part.

Grantee's Address: 4109 Oaksbury Lane Rolling Meadow, IL 60008

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand pair, cloes 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: 1271 S. Falcon Drive, Palatine, IL PIN# 02 28 400 016 and

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 gianted 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 afrived, and has caused its name to be signed to these presents by its Vice President and attested by its Land Trust Office, the day and year first above written.

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

STATE OF ILLINOIS

JUL.20.99

0000001659

0037150

FP326660

REAL ESTATE

TRANSFER TAX

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### **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 Kam Stake, 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 23 her own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purpose; therein set forth.

Given under my hand and Notarial Seal this 7th day of April, 1999.

"OFFICIAL SEAL"

Jessica Z. Monigold

Notary Public, State of Illinois

My Commission Expires 5/28/01

Janua I. Morragold
Notary Public

Clort's Office

Prepared by: Grand Premier Trust and Investment, Inc., N.A., Freeport, Illinois 61032

Mail Recorded Deed to: Lilius S. Conklin, 1271 South Falsor, Drive, Palatine, IL-60067

Mail Property Taxes to: Lilius S. Conklin, 1271 South Falson, Phive, Palatine, IL 60067

MAIL RECORDED DEED TO:

JOHN C. HAAS 115 S. EMERSON ST Mr. PROSPECT, IL GOOSG RSS8-A)



JUL.20.99

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00185.75

# FP326670



# LEGAL DESCRIPTION ATTACHED TO TRUSTEE'S DEED DATED APRIL 7, 1999

THAT PART OF BLOCK 43 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 26, 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: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 43, THENCE S51'29'58"E ALONG THE NORTH LINE OF SAID BLOCK 43 A DISTANCE OF 43.15 FEET, THENCE S48'30'02"W A DISTANCE 127.41 FEET TO THE NORTH LINE OF SOUTH FALCON DRIVE, THENCE N51'07'44"W ALONG SAID NORTH LINE A DISTANCE OF 43.86 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG SAID NORTH LINE, SAID LINE BEING A CURVED LINE CONCAVE TO THE NORTHEAST HAVING A FAI IUS OF 24.00 FEET, AN ARC LENGTH OF 38.68 FEET TO A POINT OF TANGENT ON THE EAST LINE OF SAID SOUTH FALCON DRIVE, THENCE N41'13'18"E ALONG SAID EAST LINE OF SAID EAST LINE A DISTANCE OF 20.14 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG SAID EAST LINE, SAID LINE BEING A CURVED LINE CONCAVE TO THE EAST HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 41.38 FEET, TO THE POINT OF BEGINNING, ALL IN COUR 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; zoning and building lay's and ordinances; party walls; roads and highways, if any; and acts due or suffered by Buyer.

AND FURTHER SUBJECT TO: Declaration of 'ovenants, conditions, restrictions, and easement by Grantor, executed the 15<sup>th</sup> day of April A.D., 1998, and recorded in the Office of the Recorder of Cook County, Illinois, as document 98552079, and as amended, 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 Declaration for the benefit of the or mers 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 renefit 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 for the as covenants running with the land.

Party of the first part also hereby grants to party of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights of easement for the boulefit 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 herein.