

UNOFFICIAL COPY

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1999-07-20 15:10:59
Cook County Recorder 25.50



99692342

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 deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 26th day of December, 1995, and known as Trust #0951184, 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 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 HERETO AND MADE A PART THEREOF

PROPERTY ADDRESS: 1271 S. Falcon Drive, Palatine, IL 60067
PIN #: 02 28 400 016 and 02 28 400 079

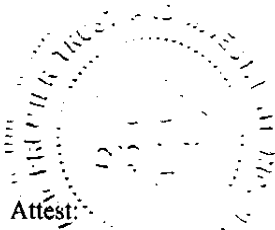
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted 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 Officer, the day and year first above written.

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

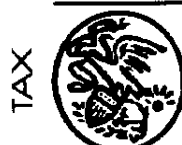
By Patricia Husings
Vice President



Attest:

By: K. [Signature]
Land Trust Officer

STATE OF ILLINOIS



JUL. 20. 99

COOK COUNTY

# 0000001659	REAL ESTATE TRANSFER TAX
	0037150
	FP 326660

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U-928189-CJ

LTG

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 RADIUS 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 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; zoning and building laws and ordinances; party walls; roads and highways, if any; and acts due or suffered by Buyer.

AND FURTHER SUBJECT TO: Declaration of Covenants, conditions, restrictions, and easement by Grantor, executed the 15th 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 owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements 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 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 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 herein.