

UNOFFICIAL COPY

TRUSTEE'S DEED

04037951

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 17TH day of NOVEMBER, 1994, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement, dated the 21ST day of MARCH, 1990, and known as Trust Number 25-10646\*, party of the first part, and MARK E. NETHERLAND AND BECKY L. NETHERLAND, HUSBAND AND WIFE, 6509 NORTH NEWGARD, CHICAGO, IL, NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS----- (\$10.00)----- Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, ~~not in tenancy in common, but in joint tenancy~~, the following described real estate, situated in COOK COUNTY, Illinois, to-wit:

\* AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TO FIRST CHICAGO TRUST COMPANY OF CHICAGO

SEE ATTACHED RIDER MADE A PART HEREOF.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

SEE ATTACHED RIDER MADE A PART HEREOF.

DEPT-01 RECORDING \$23.50  
T#0011 TRAN 4903 12/12/94 15:38:00  
#1915 + RV \*-04-01 04037951  
COOK COUNTY RECORDER

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 hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, 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. BASENZYK SECOND Assistant Vice President  
Attest [Signature] LUTKUS Assistant Secretary



STATE OF ILLINOIS { 55  
COUNTY OF COOK {

This instrument prepared by M. WANG  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60660

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

"OFFICIAL SEAL"  
ANNETTE G. FLOOD  
Notary Public, State of Illinois  
Commission Expires 10/20/98  
Date 1/18/94  
Notary Public

AGF

[Signature]

DELIVERY INSTRUCTIONS

NAME M. M. YORK  
STREET 3442 N. Southport  
CITY Chicago, IL 60657

OR

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
1050 WEST CATALPA UNIT 2  
CHICAGO, IL 60640

MAIL TO

04037951

Document Number

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Property of Cook County Clerk's Office

1564030  
0407951

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EXHIBIT A

UNIT 1050-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WYNSTONE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0403722, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-08-201-016-0000 (underlying)

COMMON ADDRESS: 1050 West Catalpa, Unit 2  
Chicago, Illinois 60640

SUBJECT TO:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) the Declaration as amended from time to time;
- (viii) public, private and utility easements of record;
- (ix) limitations and conditions imposed by the Illinois Condominium Property Act;
- (x) installments due after Closing for assessments levied pursuant to the Declaration; and
- (xi) acts done or suffered by Purchaser.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO 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 OF CONDOMINIUM 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.

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