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TRUSTEE'S DEED

04037992

Form 2591

Joint Tenancy

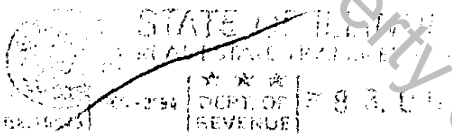
The above space for recorders use only

AB GIT 4175499 Mas 112

THIS INDENTURE, made this 21ST day of NOVEMBER 19 94, 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, 19 90, and known as Trust Number 25-10646 party of the first part, and THOMAS HOBBS AND ESTELLA HOBBS, HUSBAND & WIFE, AS JOINT TENANTS, 1046 CATALPA, CHICAGO, ILLINOIS 60640, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"



* AS SUCCESSOR TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS

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 LEGAL DESCRIPTION EXHIBIT "A"

DEPT-01 RECORDING
140011 TRAN 4904 12/12/94 15:45:00
\$1956 \$ RV *-04-037992
COOK COUNTY RECORDER

04037992

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 Peter Johansen VICE PRESIDENT
Attest Anita M. Lukus ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN 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 said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused 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.

This instrument prepared by
P. H. JOHANSEN
American National Bank
and Trust Company
120 NORTH DRAVILL STREET,
CHICAGO, ILLINOIS

Given under my hand and Notary Seal,
"OFFICIAL SEAL"
Notary Public, State of Illinois
My commission Expires 10/21/98

Date NOV 28 1994
Notary Public

DELIVER TO
NAME SIMON Edelstein
STREET 939 W GRACE
CITY CHICAGO IL 60613
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

See Attached

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

23300

CITY OF CHICAGO
REAL ESTATE
RECORDS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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EXHIBIT A

UNIT 1050-1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WYNSTONE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94993727, 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: ¹⁰⁴⁶~~1050~~ West Catalpa, Unit 1 ¹⁰⁵⁰⁻
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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