



98-1584

The above space for recorder's use only

THIS INDENTURE, made this 17TH day of DECEMBER, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 bank in pursuance of a certain Trust Agreement, dated the 11TH day of DECEMBER, 1997, and known as Trust Number 10-2173, party of the first part, and SEAN J. O'TOOLE, SINGLE

4920 N. MARINE #4081 of CHICAGO, ILLINOIS 60640 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE

Permanent Real Estate Index No. 14-20-212-004, 14-20-212-006

together with the tenements and appurtenances thereto belonging.

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 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, SUBJECT, HOWEVER, to: the liens of all trusts deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS  
as trustee, as aforesaid, and not personally

By:  Assistant Trust Officer

ATTEST  Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

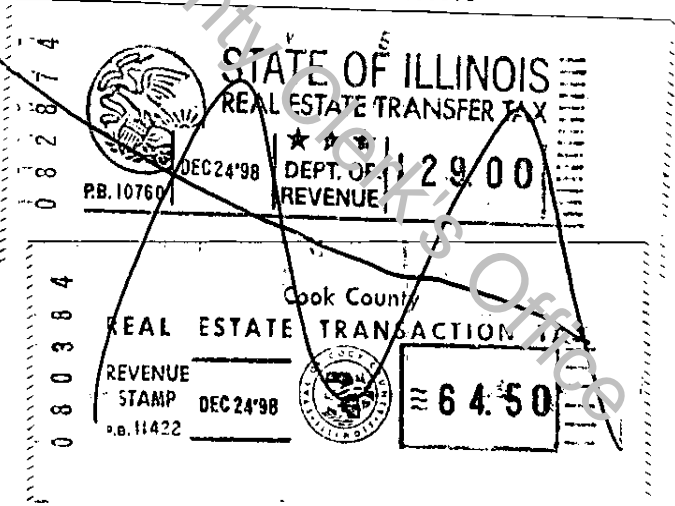
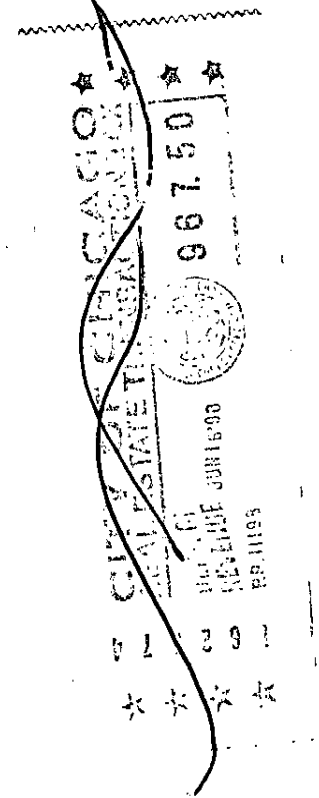
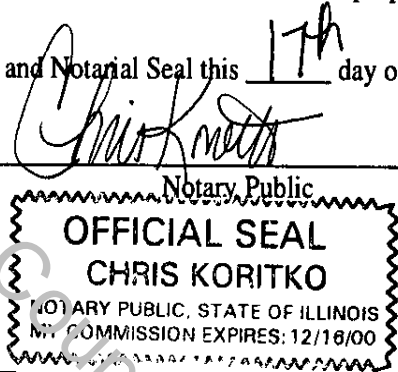
Document Number

COUNTY OF COOK  
STATE OF ILLINOIS

SS.

I, Chris Koritko a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY, THAT  
Robert B. Bershenhorn  
~~Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a~~  
banking corporation, and Carol R. Rath, Assistant Trust  
Officer of said banking corporation, personally known to me to be the same persons,  
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,  
and Assistant Trust Officer, respectively, appeared before me this day in person and  
acknowledged that they signed and delivered the said instrument as their own free and  
voluntary acts, and as the free and voluntary act of said banking corporation as Trustee,  
for the uses and purposes therein set forth and the said Assistant Trust Officer did also  
then and there acknowledge that he/she, as custodian of the corporate seal of said  
banking corporation, did affix the said corporate seal of said banking corporation to said  
instrument as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17<sup>th</sup> day of December, 1998.



944-54 WEST GRACE STREET, UNIT 954-J202  
CHICAGO, ILLINOIS 60641

For information only insert street  
address of above described property.

THIS INSTRUMENT PREPARED BY:  
FIRST BANK AND TRUST COMPANY OF ILLINOIS  
300 East Northwest Highway  
Palatine, Illinois 60067

MAIL TO:  
EDWARD S. LIPSKY  
355 W. DUNDEE #209  
BUFFALO GROVE, IL 60089

EXHIBIT A  
LEGAL DESCRIPTION

First Bank and Trust Company of Illinois, not individually, but solely as trustee under Trust No. 10-2113  
By: Chal Math  
ASST. TRUST OFFICER

Unit 954-J202 as delineated on the Survey of the following described parcels of Real Estate:

PARCEL 1:

Lots 11, 12 and 13 in S.H. Kerfoot's Subdivision of the North West 1/4 of Block 7 in Laflin, Smith and Dyers Subdivision on the North East 1/4 (except 1.28 a acres in the North East corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The West 1/4 of the South West 1/4 of Block 7 and also the West 100 feet of the East Three Quarters of the said South West 1/4 of said Block 7 (which said West 100 feet are otherwise known as Lot 3 in Stock's Subdivision of the East Three Quarters of the South West 1/4 of said Block 7): All in Laflin, Smith and Dyer's Subdivision of the North East 1/4 (except 1.28 acres in the North West corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian (excepting streets from both parts of the foregoing description) in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 28, 1998 with the Recorder of Deeds of Cook County, Illinois as Document # 98338746 together with the applicable undivided percentage interest in the Common Elements as shown on Exhibit B to the aforesaid Declaration of Condominium Ownership.

PERMITTED EXCEPTIONS

Subject only to the following: (a) general real estate taxes for the year 1997 and subsequent years;(b)public utility easements;(c)easements covenant and restrictions and building lines of record;(d) the Illinois Condominium Act and the City of Chicago Municipal Code, as amended from time to time;(e) terms, provisions, covenants, conditions and options contained in and rights and easements established by the aforesaid Declaration of Condominium Ownership;(f) applicable zoning and building laws and ordinances;(g) covenants, conditions, restrictions, easements, encroachments and agreements of record; (h) acts done or suffered by Purchase or anyone claiming by through or under purchaser.

Grantor's beneficiary affirms that notice to the right of first refusal provided by the Illinois Condominium Act and the Municipal Code of Chicago was given to the tenant occupying the aforesaid unit(s) on the date that notice of intent to record the aforesaid Declaration of Condominium Ownership was given, and that said tenant either waived the right of first refusal or failed to exercise such right.

P.I.N. No.: 14-20-212-004  
14-20-212-006

Common Address: 944-54 West Grace Street  
Chicago, Illinois 60613