

22 626 695

(The Above Space For Recorder's Use Only)

THE 175 EAST DELAWARE PLACE CONDOMINIUM TRUSTEE'S DEED

LA SALLE NATIONAL BANK, a national banking association, of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 15th day of February, 1973 and known as Trust No. 45450, (hereinafter called "Grantor") in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid does hereby grant, sell and convey unto

KELVYN H. LAWRENCE, a bachelor, of 1400 North State Parkway Chicago, Illinois

444163 6251534 Collier WC 1

500

(hereinafter called "Grantee"), the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

Unit No. 7702 as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel"):

Part of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprising Lot 17 (except the east 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustee's Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian; also Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of the part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard in the Canal Trustee's Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document No. 22418957 from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to LaSalle National Bank, a national banking association, not individually, but as Trustee under a Trust Agreement dated February 15, 1973, and known as Trust No. 45450,

which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois (hereinafter called "Declaration"), made by Grantor, and recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434263; together with an undivided 0.20854 percent interest in the Parcel (accepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

Grantor also hereby grants to Grantee, his successors and assigns, all rights and easements appurtenant to the real estate hereby conveyed, including all rights and easements for the benefit of said real estate set forth in the following:

- (a) The Declaration
- (b) The Survey
- (c) The Deed (hereinafter called "Deed") from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to Grantor recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418957.
- (d) The Operating Agreement (hereinafter called "Operating Agreement") between John Hancock Mutual Life Insurance Company and The 175 East Delaware Place Home Owners Association, an Illinois not-for-profit corporation, recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434264.
- (e) Declaration of Zoning Restrictions recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418956.

This conveyance is expressly made subject to the following:

- 1. General real estate taxes for 1974 and subsequent years.
- 2. Zoning and building laws or ordinances.
- 3. The Condominium Property Act of Illinois.
- 4. The terms, provisions, restrictions, easements, covenants and obligations contained in the Declaration, the Operating Agreement, the Deed and the Declaration of Zoning Restrictions.
- 5. The lien of additional taxes which may be assessed for 1974 by reason of the construction of new or additional improvements during that year and extended for collection on the 1975 or subsequent Collector's warrants.

This Trustee's 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 Trustee's Deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in any way affecting the said real estate or any part thereof given to secure the payment of money and remaining in full force on the date of the delivery hereof.



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be hereunto attested by its Assistant Vice-President and attested by its Assistant Secretary, this 15th day

LA SALLE NATIONAL BANK, as Trustee as aforesaid

By: [Signature] Assistant Secretary
By: [Signature] Assistant Vice-President

75.50

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPTS 75.50

105

22 626 695

DOCUMENT NUMBER 22 626 695

UNOFFICIAL COPY

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 31st day of January, 1974, by G. B. MAXWELL Assistant Vice-President of LaSalle National Bank, a national banking association, on behalf of the Bank, as Trustee as aforesaid.



MY COMMISSION EXPIRES JUNE 5, 1977

Gene C. Gordon
Notary Public

Name: <u>KELYVN LAWRENCE WILSON & McELVAINE</u> Address: <u>135 S. LA SALLE</u> City: <u>CHICAGO 60603</u> FORM 104 533	ADDRESS OF PROPERTY: ment East Delaware Place, Chicago, Illinois 60611
	ABOVE ADDRESS IS FOR STATISTICAL PURPOSES AND IS NOT A PART OF THIS DEED. SUBSEQUENT TAX BILLS TO:
	(Name) (Address)

This document prepared by Kelvyn H. Lawrence and Robert E. Riley Wilson & McElvaine 135 S. LaSalle St. Chicago, Ill. 60603 Phone: A 43 1212

COOK COUNTY, ILLINOIS
FILED FOR RECORD
FEB 13 '74 9 00 AM

Richard R. Olson
Recorder of Deeds
*22626695

CHICAGO, ILLINOIS
THIS INSTRUMENT WAS RECORDED
ON FEBRUARY 13, 1974 AT 9:00 AM



SS 050 032

END OF RECORDED DOCUMENT