

UNOFFICIAL COPY



COOK COUNTY, ILLINOIS
TRUSTEE'S DEED FILED FOR RECORD
JOINT TENANCY FEB 13 1974 9 00 AM

Richard P. Olson
RECORDER OF DEEDS

22 626 947

*22626947

Form 324 R-6-73

62-86-126 Unit K

THE ABOVE SPACE FOR RECORDERS USE ONLY

62-86-126K

THIS INDENTURE, made this 15th day of JANUARY, 1974, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 23rd day of NOVEMBER, 1971 and known as Trust Number 58765, party of the first part, and RICHARD KOSTA AND WANDA KOSTA, his wife UNIT 1-B, 6525 N. NASHVILLE, CHICAGO, ILLINOIS grantee not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN 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, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to-wit:

An undivided One-Half Interest In:
Please see attached Legal Description Rider

500

Together with the tenements and appurtenances thereto 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.

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 Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

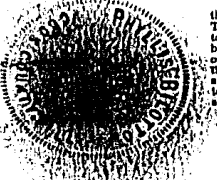
CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *Justine [Signature]* Assistant Vice-President
Attest *Al [Signature]* Assistant Secretary



11-3

STATE OF ILLINOIS, } SS.
COUNTY OF COOK



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

Given under my hand and Notarial Seal JANUARY 31, 1974 Date

Chyllis Belotte Notary Public

DELIVERY INSTRUCTIONS
NAME
STREET
CITY

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

SEND SUBSEQUENT TAX BILLS TO:
(NAME)
(ADDRESS)

RECORDER'S OFFICE BOX NUMBER 1408

deed prepared by
Thomas F. Winstich
111 W. Washington

COOK CO. NO. 016
25035
STATE OF ILLINOIS
REVENUE DEPARTMENT
FEB 12 1974
TRANSFER TAX
\$2.00

22 626 947

20 00

PLAT OF SURVEY OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, SHOWING THE SUBDIVISION OF SAID QUARTER INTO LOTS 1 THROUGH 6.

SS 252 241, 155252041

LEGAL DESCRIPTION RIDER

Unit Number 1-B as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

All that part of Lot 6 in Billy Caldwell's Reservation in Townships 40 and 41 North, Range 13 East of the Third Principal Meridian, also that part of Lot 1 in the subdivision of Lot 1 in Hruby and Company's Subdivision of a part of the Southeast Fractional Quarter of the Southeast Fractional Quarter of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian and also that part of the vacated alley lying South and Southwesterly of Lot 1 aforesaid, described as follows: Commencing on the Northwesterly line of said Billy Caldwell's Reservation at its point of intersection with the Southwesterly line of Milwaukee Avenue; thence South 34° 14' 10" East along the Southwesterly line of Milwaukee Avenue, 50.0 feet to the place of beginning of the tract of land to be described herein; Continuing thence South 34° 14' 10" East along said Southwesterly line of Milwaukee Avenue, 231.77 feet; thence South 55° 45' 50" West at right angles to said Southwesterly line of Milwaukee Avenue, 186.455 feet to its point of intersection with the West line of said Lot 1 extended South; thence "North" in the West line of said Lot 1, 159.57 feet to the most Northerly corner of said Lot 1; thence North 58° 28' 18" West in the Southwesterly line of said Lot 6, 112.55 feet to its point of intersection with a line 50 feet Southwesterly of (as measured along the Southwesterly line of said Milwaukee Avenue) and parallel with the Northwesterly line of said Lot 6; thence North 56° 52' 50" East in said parallel line 142.90 feet to the place of beginning, in Cook County, Illinois,

which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated November 23, 1971 and known as Trust No. 58765, recorded in the office of Recorder of Deeds of Cook County, Illinois as Document No. 2221198, together with an undivided 2.718 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey.

Grantor also hereby grants to Grantees, their heirs, ~~heirs and assigns~~ and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

22 626 947

END OF RECORDED DOCUMENT