

1703220

22 672 133

(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

LARRY M. DREYFUS, a bachelor, of
330 W. Diversey
Chicago, Illinois 60611

①
23:11:00
16015-5

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

500

Unit No. 4819 as delineated on survey of the following described parcels of real estate herein-after referred to collectively as "Parcel"):

Parts 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, comprised of Lot 17 (except the east 16 feet thereof) and all of Lots 18 and 20 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 30 North, Range 14 East of the Third Principal Meridian, also Lots 1 to 4 inclusive, in County Clerk's Division of the West 400 feet of that 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 30 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. 2241897, 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 0.05856 percent interest in the Parcel (excepting 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 of 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 Homeowners 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) or record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at 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 signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, this 1st day of March, 1974.



LA SALLE NATIONAL BANK,
as Trustee as aforesaid

By: *[Signature]*
Assistant Vice-President

BOX 533

6050
5.00
01189

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
2150

22 672 133
DOCUMENT NUMBER

UNOFFICIAL COPY

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 25th day of March 1974
by **R. 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

One E. Jackson
Notary Public

MAIL TO { LARRY M. DREYFUS
330 W. Diversy
Apt 1706 Chicago 60657

ADDRESS OF PROPERTY
Apartment _____
175 East Delaware Place, Chicago, Illinois 60611

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

This instrument prepared by: Kelvin H. Lawrence and
Robert E. Riley
Wilson & Melvane
135 S. LaSalle St.
Chicago, Ill. 60603
Home: AN 3-1212

Richard H. Olson
RECORDER FOR DEEDS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

APR 2 '74 10 09 AM

*22672133

END OF RECORDED DOCUMENT