

UNOFFICIAL COPY



COOK COUNTY, ILLINOIS
TRUSTEE'S DEED FILED FOR RECORD
JOINT TENANCY
1717 31 SEP 5 74 2 34 PM

Richard H. Olsen
CLERK OF COOK COUNTY

22 838 466

*22838466

Form 324 R 2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 24th day of July, 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 15th day of March, 1971 and known as Trust Number 56864, party of the first part, and LAURENCE M. WELCHKO and DIANNE K. WELCHKO, his wife, of 335 West Concord Pl., Chicago, Illinois, 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:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

600

This Instrument Prepared By Paul Fisher
of GREENBERGER, KRAUS & JACOBS, CHARTERED, 105 West
Adams Street, Suite 2200, Chicago, Illinois 60603

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 *Richard H. Olsen*
Attest *Jacqueline Michaels*

Assistant Vice President
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 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 as 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

Jacqueline Michaels
Notary Public

Date July 24,
1974

DELIVER Y
NAME Mrs. & Miss Laurence M. Welchko
STREET 335 W. Concord Pl.
CITY Chicago, Ill. 60614
OR
INSTRUCTIONS BOX 533
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
22 838 466

63-27-106 4/2
KIM S. Y
LAWYER DATE
JULY 24

UNOFFICIAL COPY

R I D E R

TO TRUSTEE'S DEED FROM CHICAGO TITLE AND TRUST COMPANY
AS TRUSTEE UNDER AGREEMENT DATED MARCH 15, 1971
AND KNOWN AS TRUST NO. 56864
AND LAURENCE M. WELCHKO AND DIANNE K. WELCHKO, HIS WIFE,
IN JOINT TENANCY

PARCEL 42 All that part of certain Lots in SHARPE AND SMITH'S SUBDIVISION of Block 42 of Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the 3rd Principal Meridian, and that part of Lots 1 to 7 in the Resubdivision of Lots 38, 40, 42, 44, 46, 48, 50, 52 and 54 in SHARPE AND SMITH'S SUBDIVISION, aforesaid, together with that part of the vacated Alley adjoining the aforesaid Lots, bounded and described as follows, to-wit: Commencing at the Northeast corner of Lot 1 in SHARPE AND SMITH'S SUBDIVISION, aforesaid (being also the intersection of the South line of West Polk Street with the West line of South Laflin Street) and running thence South 00 degrees 05 minutes 30 seconds East, along said West line of South Laflin Street, 529.56 feet to a point 159.91 feet North of the intersection of said West line of South Laflin Street and the North line of the South 5.0 feet of Lot 57 in SHARPE AND SMITH'S SUBDIVISION, aforesaid; thence South 89 degrees 54 minutes 30 seconds West, 120.31 feet; thence South 44 degrees 58 minutes 48 seconds East, 73.77 feet to an intersection with a curved line convex to the Southeast and having a radius of 149.0 feet, (the center point for said radius of 149.0 feet being 505.47 feet South of the South line of West Polk Street and 195.97 feet West of the West line of South Laflin Street); thence Southwesterly along said last described curved line, 20.84 feet to a point for the place of beginning of the Parcel of land herein described; thence continuing Southwesterly along said last described curved line, 20.03 feet; thence North 44 degrees 58 minutes 48 seconds West, 93.68 feet to an intersection with a curved line convex to the Southeast and having a radius of 78.0 feet; (the center point for said radius of 78.0 feet being 489.47 feet South of the South line of West Polk Street and 211.94 feet West of the West line of South Laflin Street); thence Northeasterly along said last described curved line, 20.11 feet; thence South 44 degrees 58 minutes 48 seconds East, 94.41 feet to the place of beginning.

This Deed is subject to: The general exceptions contained in the Chicago Title Insurance Company form of owner's title insurance policy; current real estate taxes, the Declaration and all amendments and supplements thereto; applicable zoning or building laws; Quit claim Deed from City of Chicago to Campus Green Developers, Inc, dated December 6, 1971 and recorded December 10, 1971 as Document No. 21744216; easements granted and to be granted to public and quasi-public utilities; right of public and quasi-public utilities; all covenants, conditions and restrictions and agreements contained in Redevelopment Agreement between City of Chicago and Campus Green Redevelopers recorded June 20, 1971 as Document No. 21525614; Declaration of party wall rights, easements, conditions and restrictions recorded June 23, 1971 as Document No. 21522793; Supplementary Declaration to Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated June 29, 1972 recorded as Document No. 21961006.

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

END OF RECORDED DOCUMENT

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