

OCT 01 63-41-498E 22 863 991

LINCOLN PARK PLACE CONDOMINIUM

1433 404

TRUSTEE'S DEED

108-4
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EN 4123444
Grant E

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 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 1st day of October, 1972, and known as Trust No. 77258 (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 WILLIAM E. PHELPS, a bachelor, (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. 13B as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 2, 3, 4 and 5 in Olsen's Subdivision of Lots 13 to 23 inclusive in Block 37, in Canal Trustee's Subdivision of part of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

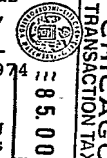
which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, and By-laws, Easements, Restrictions, and Covenants for Lincoln Park Place Condominium (hereinafter called "Declaration"), made by Grantor, and recorded on July 16, 1974 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22784367; together with an undivided 2.1247 percent interest in the Parcel (excepting from the Parcel all of the property 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 Declaration and the Survey and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Survey for the benefit of the remaining real estate described therein.

This conveyance is expressly made subject to the following:

1. General real estate taxes for 1974 and subsequent years;
2. Special taxes or assessments for improvements not yet completed or installments thereof not due at the date hereof for improvements heretofore completed.
3. The Condominium Property Act of Illinois.
4. Easements, party walls and building lines of record.
5. Covenants, conditions, use and occupancy restrictions of record.
6. The terms, provisions, restrictions, easements, covenants and obligations contained in the Declaration, as amended.
7. Applicable zoning and building laws or ordinances.
8. The lien of additional taxes which may be assessed for 1973 and 1974 by reason of the construction of new or additional improvements during that year and extended for collection on the 1974 and 1975 or subsequent collector's warrants.

003227
CITY OF CHICAGO
DEPT. OF REVENUE
REVENUE SERVICE
REAL ESTATE TRANSACTION TAX
85.00



22 863 991
CO. NO. 018
1433 404
STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
56.50

500

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
NOTARY PUBLIC
JULIUS R. OLSON
150 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

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 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 Vice President and attested by its Assistant Secretary this 20th day of August, 1974.

(SEAL)

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Trustee as aforesaid and not individually

By _____

ATTEST:

[Signature]
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 19 day of September 1974 by [Signature] Vice President of American National Bank and Trust Company of Chicago, a national banking association, on behalf of the Bank, as Trustee as aforesaid.

[Signature]
Notary Public

MAIL TO:

Mr. John H. Jackson
(NAME)
One 1st Nat'l Plaza
(ADDRESS)
Chicago, Illinois 60670
(CITY, STATE, ZIP)

ADDRESS OF PROPERTY:

Unit 13B
1920 North Clark Street
Chicago, Illinois 60614

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NUMBER _____

SEND SUBSEQUENT TAX BILLS TO:

William E. Phelps
(NAME)
1920 North Clark Street, Unit 13B
Chicago, Illinois 60614
(ADDRESS)

THIS DOCUMENT WAS PREPARED BY:

Robert H. Goldman, Esq.
Rudnick Wolfe Snyderman & Foreman
150 North Wacker Drive
Chicago, Illinois 60606

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Oct 1 '74 2 31 PM

[Signature]
RECORDER OF DEEDS

*22863991 BOX 533

END OF RECORDED DOCUMENT