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COOK COUNTY, ILLINOIS
FILED FOR RECORD

22 396 751

William H. Olson
RECORDER OF DEEDS

TRUSTEE'S DEED '73 12 31 Pt.

22396751

(The Above Space For Recorder's Use Only)

Doc 436-274

JUL 12 62-42-910

THIS INDENTURE, made this 8th day of May, 1973 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association 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 4th day of October, 1971, and known as Trust Number 76135, party of the first part, and Robert E. Fredenburgh part Y of the second part,

Address of Grantee: 1310 North Ritchie Court, Chicago, Illinois
WITNESSETH that said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party Y of the second part,

the following described real estate, to-wit:

Unit 5-A as delineated on survey of the following described parcel of real estate (herein after referred to as "Parcel"): The North 20.16 feet of Lot 3, all of Lots 4 and 5, Lot 6 (except that part of said Lot 6 lying North of a Line drawn Westerly from a point on the East Line of said Lot 6, 3.85 feet South of the North East corner of said Lot 6 to a point on the West Line of said Lot 6, 3.68 feet South of the North West Corner of said Lot 6). All of Lots 10, 11, and 12 and Lot 13 (except that part of said Lot 13 described as beginning at the South West Corner of said Lot 13, running thence Northerly along the Westerly line of said Lot 13, said line being also the Easterly line of Astor Street, a distance of 29.87 feet, thence East a distance of 74.75 feet to the Easterly line of said Lot 13, at a point 29.77 feet North of the South East corner of said Lot, thence Southerly along the Easterly line of said Lot 13, a distance of 29.77 feet to the South East corner of said Lot 13, thence West along the South line of said Lot 13, a distance of 73.14 feet, to the point of beginning) all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated October 4, 1971 and known as Trust No 76135, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 21931482; together with an undivided 0.8494% interest in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) situated in the City of Chicago, County of Cook and State of Illinois.

Party of the first part also hereby grants to part Y of the second part his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, (and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property therein.) This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein

situated in the City of Chicago, County of Cook and State of Illinois.
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper heirs, assigns and beneficiaries thereof, of said party of the second part.

- SUBJECT HOWEVER TO:
- a. General Real Estate Taxes, for the year 1973 and subsequent.
 - b. Covenants, conditions and restrictions of record.
 - c. Private, public and utility easements of record.
 - d. Encroachments shown on Survey dated March 9, 1955.
 - e. Party wall rights and agreements, if any.

This deed is executed by the party of the first part pursuant to and in the exercise of the power and authority granted to and vested in it by the deed or deeds in trust delivered to it in pursuance of the Trust Agreement above mentioned.

IN WITNESS WHEREOF the first part has caused its corporate seal to be hereto affixed, and has caused its name to be subscribed to this instrument by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

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

Attest _____ By _____
SECRETARY ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS _____
COUNTY OF COOK _____
I, _____, 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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, shown 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 foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as customer of the corporate seal of said Bank caused the corporate seal of said Bank to be hereunto affixed to this instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of June 1977
Commission expires 3-27 1977
Josephine M. [Signature]
NOTARY PUBLIC

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE \$ 5.00
6 09 01
810 0000
MOOD

100

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22396751

MAIL TO: NAME *Thomas Russell, Esq.*
ADDRESS *208 So LaSalle St.*
CITY AND STATE *Chicago, Illinois*
ADDRESS *1310 North Ritchie Court*
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

BOX 533

END OF RECORDED DOCUMENT