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COOK COUNTY
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RECORDS & CLERK

TRUSTEES DEED 51 AH '76

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(The Above Space For Recorder's Use Only)

THIS INDENTURE, made this --2nd-- day of February, 1976 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 Rodney D. Klein and Betty Klein, his wife, as joint tenants and not as tenants in common, second part,

Address of Grantee: Unit 16-B, 1310 N. 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 parties of the second part

the following described real estate, to-wit:

Unit 16-B 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 Cook and State of Illinois.

Party of the first part also hereby grants to parties of the second part their 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 use, benefit and behoof forever, of said party of the second part.

SUBJECT HOWEVER TO:

- a. General Real Estate Taxes, for the year 1976 and subsequent.
- b. Covenants, conditions and restrictions of record.
- c. Easements, utility and utility easements of record.
- d. Easements shown on Survey dated March 9, 1965.
- e. Easements, 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 the undersigned by the terms of said Deed or Deeds in Trust delivered to it in pursuance of the Trust Agreement above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name and signature to these presents by its Assistant Vice President and Assistant Secretary respectively, to be hereunto written.

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

Attest: Small Bear
ASSISTANT SECRETARY

By: Hall
ASSISTANT VICE PRESIDENT

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 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 Bank 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 Bank caused the corporate seal of said Bank 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 Bank for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of FEBRUARY, 1976.
My Commission Expires May 22, 1979
Commission expires May 22, 1979
Johnson
NOTARY PUBLIC

ADDRESS OF PROPERTY:

NAME Mr. + Mrs. Rodney Klein ADDRESS 1310 Ritchie Ct # 16B Chicago, Illinois 60610

CITY AND STATE Chicago Ill 60610

MAIL TO: ADDRESS 1310 Ritchie Ct # 16B Chicago, Illinois 60610

CITY AND STATE Chicago Ill 60610

10.00

This instrument was prepared by
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 CHICAGO, ILLINOIS 60601
 70.00
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT NUMBER
 23 420 280

END OF RECORDED DOCUMENT