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TRUSTEE'S DEED

23 448 588

Form 195-3 Rev. 3-69

Indiv. Inst.

The above space for recorder use only

THIS INDENTURE, made this 22nd day of March, 1976, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 9th day of November, 1972, and known as Trust Number 77323 party of the first part, (the "Trustee"), and ANNE L. DRAZININ, a spinster,

party of the second part, (the Grantee"), WITNESSETH, that said Trustee 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 said Grantee, the following described real estate, situated in Cook County, Illinois, to-wit: Unit Number 2F, as delineated upon the Plat of Survey (herein referred to as the "Plat") of the real estate (herein referred to as the "Parcel") described as follows:

That part of Block 6 in Chicago Beach Addition; being a Subdivision of Lot "A" in Beach Hotel Company's consolidation of certain tracts in fractional Sections 11 and 12, Township 38 North, Range 14 East of the Third Principal Meridian; Beginning at a point on the East line of said Block 6 which is 125 feet North of the Southeast corner of said Block, running thence North along said East Block line a distance of 38.84 feet to a corner of said Block; thence Northwesterly along the Northeasterly line of said Block, a distance of 116.13 feet; thence Southwesterly at right angles to said Northeasterly Block line, a distance of 41.13 feet to an intersection with a line 107 feet East of and parallel to the West line of said Block; thence South along said parallel line a distance of 100 feet to a point 125 feet North of the South line of said Block, and thence East along a line parallel with the South line of said Block, a distance of 107 feet to the place of beginning, all in Cook County, Illinois.

64-4592E
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which Plat is attached as Exhibit B to Declaration of Condominium Ownership (herein referred to as the "Declaration") made by Trustee and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22467219, together with the percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration.

Trustee also hereby grants to Grantee and Grantee's 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 Trust Agreement serves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein; subject to: (1) real estate taxes for the current and subsequent years; (2) the Condominium Property Act of the State of Illinois, and the Declaration; (3) easements, covenants and restrictions and building lines of record; (4) zoning and building laws or ordinances; (5) Grantee's mortgage, if any; (6) acts done or suffered by Grantee; and (7) special taxes or assessments for improvements not yet completed; together with the tenements and appurtenances thereunto belonging.

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.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, heirs, of said party of the second part.

This deed is executed by the Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to said Trustee by the terms of said Trust Agreement, and the provisions of said Trust Agreement above mentioned, and of every other power and authority concerning said estate. The deed is made subject to the terms of the Trust Agreement and of every other deed, mortgage, or other instrument affecting said estate.

BE WITNESSETH, that each of the two parts hereof contains an agreement and is the true and correct copy and has caused its name to be printed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and printed by its accounting officers, the day and year last above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO



10.00

By

Attest

[Signature]

VICE PRESIDENT

THIS INSTRUMENT PREPARED BY

GERALD A. WEBER
GOULD & RATNER
300 W. WASHINGTON STREET
CHICAGO, ILLINOIS 60606

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
DIVISION OF LAND SALES
RECORDED

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STATE OF ILLINOIS }
COUNTY OF COOK } SS.



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and of the free and voluntary act of said National Banking Association for the use and purpose of the corporate trust as said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and purpose therein set forth.

Given under my hand and Notary Seal.

Date APR 23 1976

J. H. Hansen
Notary Public

NAME ANNE L. DRAZIN
STREET 105 W. ADAMS
CITY CHICAGO, ILL 60603
INSTRUCTIONS OR BOX 533
RECORDED'S OFFICE FOR RECORD

FOR INFORMATION ONLY
BRIEF STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

COOK COUNTY, ILLINOIS
FILED FOR RECORD
APR 12 '76 3 04 PM

John L. Hillen
Recorder for Cook

23448588

REC'D APR 15

PROPERTY OF COOK COUNTY CLERK'S OFFICE