

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*William B. Cohen*  
Notary Public

## TRUSTEE'S DEED

JUN 9 12 45 PM '76

23 514 004

\*23514004

Form K Rev. 4-71

Joint Tenancy

The above space for recorders use only

COOK  
CO. NO. CIR

0 5 3 9 3

THIS INDENTURE, made this 28th day of May, 1976, between SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO, an Illinois Corporation 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 Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 1st day of February, 1973, and known as Trust Number L-1040 party of the first part, and Charles Ifergan and Christine Ifergan, his wife, of 1000 N. State Street, Chicago, Illinois, 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 in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

The Real Estate and improvements described in Exhibit A hereto.

11<sup>00</sup>

Reservations

together with the covenants and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto and parties of the second part, forever, not in tenancy in common, but in joint tenancy.

Subject to the exceptions set forth on Exhibit B hereto.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the terms of all trust deeds and/or mortgages upon and real estate, if any, recorded or registered in said county.

I, WITNESSE WITH ME, said party of the first part has caused this corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and approved by its Assistant Secretary, the day and year first above written.

SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO



By

Attest

*William B. Cohen*  
*Howard Benwick*

ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

Prepared by  
Stephen A. Cohen  
Greenberger,  
Krauss & Jacobs,  
180 N. La Salle  
Chicago, IL 60601

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Vice President and Assistant Secretary of the SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO, an Illinois Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary thereunto, and thereunto subscribed, the corporate seal of said Illinois Corporation to be affixed to said instrument as aforesaid, and that the said Assistant Secretary, in custody of the corporate seal of said Illinois Corporation, has caused the corporate seal of said Illinois Corporation to be affixed to said instrument as aforesaid, and that the said Assistant Secretary, in custody of the corporate seal of said Illinois Corporation, has caused the corporate seal of said Illinois Corporation to be affixed to said instrument as aforesaid, and that the said Assistant Secretary, in custody of the corporate seal of said Illinois Corporation, has caused the corporate seal of said Illinois Corporation to be affixed to said instrument as aforesaid.

Given under my hand and Notary Seal.

Date

Notary Public

*William B. Cohen*  
Notary Public

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Y

NAME Charles and Christine Ifergan  
STREET Unit No. 9  
1000 N. State Street  
CITY Chicago, Illinois 60610

*Mail to:*  
**CHICAGO STATE BANK**  
DENVEROCK BRANCH CENTER  
SPRINGFIELD, ILLINOIS 62761

Unit No. 9  
1000 N. State Street  
Chicago, Illinois 60610

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

BOX 533

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUN 9 1976  
172.00

24877  
CITY OF CHICAGO  
REAL ESTATE TAX SALES DIVISION

NOTARY PUBLIC  
WILLIAM B. COHEN  
JUN 9 1976

6463185  
1704424635

EXHIBIT "A"

LEGAL DESCRIPTION  
NEWBERRY PLAZA TOWNHOMES - UNIT 9  
1000 North State Street, Chicago, Illinois

That part of Lot 11 in Newberry Estate Trustee's Subdivision of Lot 5 in Block 16 in Bushnell's Addition to Chicago, being the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, together with that part of Block 5 in Canal Trustee's Subdivision of the South fractional 1/4 of Section 3, aforesaid, lying above a horizontal plane 45.06 feet above Chicago city datum and being bounded and described as follows; The West 23.42 ft. of the East 17.17 ft., both as measured at right angles to the most easterly line thereof, of the following described parcel: Commencing at the Southwest corner of said Lot 11; thence due North along the West line of said Lot 11, 7.58 ft.; thence due East 1.70 ft. to a point for the place of beginning of the tract of land herein described; thence due North, 13.41 ft.; thence due West, 1.33 ft.; thence due North, 4.53 ft.; thence due East, 1.33 ft.; thence due North, 17.95 ft.; thence due East, 15.15 ft.; thence South 45° East, 1.88 ft.; thence due East, 14.54 ft.; thence North 45° East, 1.88 ft.; thence due East, 29.64 ft.; thence South 45° East, 1.88 ft.; thence due East, 7.60 ft.; thence due South, 4.86 ft.; thence due East, 6.94 ft.; thence North 45° East, 1.88 ft.; thence due East, 29.64 ft.; thence South 45° East, 1.88 ft.; thence due East, 6.94 ft.; thence due North, 1.92 ft.; thence due East, 1.54 ft. to a point 120.34 ft. East of the West line of said Lot 11, said point being on a line drawn at right angles to said West line of Lot 11 at a point 69.23 ft. North of the Southwest corner of said Lot 11; thence due South, 3.97 ft.; thence due East, 22.54 ft.; thence due South, 57.17 ft.; thence due West, 23.42 ft.; thence due South, 1.95 ft.; thence due West 47.50 ft.; thence due North, 4.86 ft.; thence due West 9.67 ft.; thence South 45° West, 4.84 ft.; thence due West, 20.0 ft.; thence North 45° West, 4.84 ft.; thence due West, 20.0 ft.; thence South 45° West, 4.84 ft.; thence due West, 10.33 ft.; to the place of beginning.

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EXHIBIT B TO TRUSTEE'S DEED DATED MAY 28, 1976 CONVEYING  
NEWBERRY PLAZA TOWNHOUSE UNIT NO. 9 TO CHARLES AND CHRISTINE  
IFERGAN

The real estate and improvements thereto conveyed by this  
Trustee's Deed is expressly made subject to the following:

- A. Second Installment of real estate taxes for the year 1975  
and real estate taxes for subsequent years;
- B. Declaration of Party Wall Rights, Easements, Covenants  
and Restrictions recorded in the Office of the Cook County  
Recorder on August 10, 1973 as Document No. 22434282, as  
amended by a First Amendment recorded as Document No.  
22780898, further amended by a Corrective Amendment recorded  
as Document No. 22958985, and further amended by a Certifi-  
cate of Correction recorded as Document No. 23245510;
- C. Declaration of Easements, Licenses, Covenants and Restric-  
tions recorded in the Office of the Cook County Recorder  
on July 6, 1971 as Document No. 21535472, amended by an  
Amendment recorded as Document No. 21537225, further amended  
by a Second Amendment recorded as Document No. 22434279 and  
further amended by a Certificate of Correction recorded as  
Document No. 23245510;
- D. Lien of additional taxes which may be assessed for the years  
1974 or 1975 by reason of the construction of new or addi-  
tional improvements during those years and extended for  
collection on the 1975, 1976 or subsequent Collector's warrants;
- E. Articles of Incorporation and By-Laws of Newberry Plaza Town-  
house Owners Association.

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END OF RECORDED DOCUMENT