

# UNOFFICIAL COPY

647284

TRUSTEE'S DEED

FILED FOR

23 595 157

\*23595157

AUG 12 1976 12 35 PM

Form 16-12

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 20th day of July, 1976, between EXCHANGE NATIONAL BANK 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 15th day of October, 1974, and known as Trust Number 2714, party of the first part, and JERRY WELLS and JEANNE WELLS, party of the second part.

Address of Grantee(s):

This instrument was prepared by the Trust Department, Exchange National Bank of Chicago, La Salle & Adams Street, Chicago, Ill. 60690. Harold E. Novak, Sr. Vice President

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE REELS ATTACHED

10.00

Together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

REMARKS: Unpaid real Estate Taxes 1976

This 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 deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unrelaxed at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, Trust Officer and attested by its Assistant Cashier—Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid

By Vice President—Trust Officer

Attest Assistant Cashier—Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

NORMA SCHUPPENHAUER  
Notary Public in and for Cook County, in the state aforesaid, DO HEREBY CERTIFY, THAT

C. C. KAPLAN

Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and

BEN A. ROSEN

Assistant Cashier, Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Vice President—Trust Officer and Assistant Cashier, Trust Officer 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 Cashier, Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 Notarial Seal this 20th day of July, 1976

Notary Public

DELIVERY

NAME  
STREET  
CITY  
CHICAGO  
ILLINOIS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

1691 W. ...  
47.  
Jules - 4601 ...  
Lancewood

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER

431

This space for affixing riders and revenue stamps

647284

STATE OF ILLINOIS  
RECORDING DEPARTMENT

Document Number

23 595 157

Unit No. 303 as delineated on the survey of the following parcel of real estate (hereinafter referred to as the "Development Parcel"):

That part of the North half (except the South 420 feet and except the West 33 feet taken for Kilpatrick Avenue and the North 40 feet taken for Touhy Avenue) of the East half of the Northwest quarter of the Northwest quarter of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian lying West of the Railroad Right of Way in Cook County, Illinois;

ALSO:

That part of the westerly 15.0 feet of the right of way of the Chicago and Northwestern Transportation Company in the East half of the Northwest quarter of the Northwest quarter of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point on the westerly right of way line of the Chicago and Northwestern Transportation Company, said point being 40.0 feet South of the center line of Touhy Avenue; thence Southerly along said westerly right of way line, 200.0 feet; thence Easterly at right angles to said right of way line, 15.0 feet; thence Northerly parallel with said westerly right of way line, 196.39 feet to a point 40.0 feet South of the center line of Touhy Avenue; thence West along South line of Touhy Avenue, 15.43 feet to the place of beginning, in Cook County, Illinois;

which survey is attached as Exhibit "A" to Condominium Declaration made by the Exchange National Bank of Chicago as Trustee under its Trust No. 29514 dated October 15, 1974, which Condominium Declaration is recorded with the Recorder of Cook County as Document No. 23545366, together with an undivided 1.204 per cent interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Condominium Declaration and Survey); and also together with a perpetual easement consisting of the right to use for parking purposes Parking Space(s) No. 36 & 37 as delineated on the survey attached as Exhibit "A" to the said Condominium Declaration.

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 property the non-exclusive rights and easements for the benefit of said property, set forth in the aforementioned Condominium Declaration and the 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 described therein.

This deed is subject to all rights, easements, restrictions, conditions and reservations contained in the aforementioned Declaration and exhibits thereto and in the Condominium Property

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Act of the State of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; all building lines, rights, easements, covenants, restrictions, requirements, reservations, limitations and conditions of record, including but not limited to any of the foregoing created or imposed by any recorded deed conveying all or any part of the Development Parcel; taxes for the year(s) 1976 and subsequent years; rights of the public into, over, upon and across all public highways; applicable zoning and building laws or ordinances; mortgage, if any, of Party of the Second Part.

Property of Cook County Clerk's Office  
23 345 157

END OF RECORDED DOCUMENT