

UNOFFICIAL COPY

TRUSTEE'S DEED

23 623 023

1976 SEP 3 AM 10 11

Form 2591

Joint Tenancy

The above space for recording use only

11.00

66031-1

THIS INDENTURE, made this 23rd day of August, 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 10th day of January, 1967, and known as Trust Number 24409 party of the first part, and WILLIAM A. JORDAN AND LOURDES S. JORDAN, HIS WIFE, 4433 N. Sawyer Ave., Chgo., Ill., parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ---\$10.00--- ten Dollars and no/100--- 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:

SEE RIDER ATTACHED HERETO AND MADE A PARTOF:

11.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP-3-76 DEPT. OF REVENUE 34.50
P.R. 10762

23623023

TOGETHER WITH THE EASEMENTS AND APPURTENANCES THEREON BELONGING,
TO HAVE AND TO HOLD the same unto said parties of the second part, their heirs, not in tenancy in common, but in joint tenancy.

SEE RIDER ATTACHED HERETO AND MADE A PARTOF:

23 623 023

SUBJECT TO: Declaration of Easements recorded as Document #18 770 892 on April 26, 1963 and corrected by Document #18 793 938; Document #18 117 472; building lines and building liquor restrictions of record; Zoning and building ordinances; Public utility easements; Public and private roads and highways; Covenants and restrictions of record as to use and occupancy; Party Wall rights and agreements; General real estate taxes for the year 1976 and subsequent years; and further subject to a perpetual easement of ingress and egress at the rear of the premises, and sideyard of the premises, if any, for the purpose of collecting and removing refuse for the use and benefit in common of all other properties and their owners, running along and appurtenant to said utility easements, and said easement shall be appurtenant to and run with the land.

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Property of Cook County Clerk's Office

This deed is executed by the party of the first part as Trustee, as of record, pursuant to the exercise of the power and authority vested in said Trustee by the terms of said deed of Trust and the provisions of said Trust Agreement above mentioned, and to carry out the power and authority herein provided. This deed is made subject to the validity of all other deeds and mortgages upon a recital of which is recited or referred to in said deed.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto set and its name to be signed to these presents by the said Vice President or its Assistant Vice President and checked the amount to be paid the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
By: *[Signature]* VICE PRESIDENT
Attest: *[Signature]* ASSISTANT SECRETARY



This instrument prepared by Peter Johanson American National Bank and Trust Company 115 NORTH LA SALLE STREET CHICAGO, ILL.

8/26/76

DELIVER TO: NAME, STREET, CITY, INSTRUCTIONS

OR

FOR INFORMATION ONLY INSERT STREET ADDRESS IF APPLICABLE RISKED PROPERTY TYPE

RECORDED'S OFFICE BOX NUMBER RETURN TO BOX 634

24-107

73 023 023

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PARCEL 1:

The following described tract (except the South 200.12 feet thereof) all being of the following described tract and measured along and at right angles to the West line thereof;

That part of Lot 1 in Zemon's Capitol Hill Subdivision Unit No. 3, being a Subdivision of part of the South East quarter of Section 24, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the South East corner of said Lot 1; thence Westward along the South line of said Lot 1, South 88 degrees 20 minutes 34 seconds West a distance of 246.48 feet to the place of beginning; thence continuing Westward along the said South

line of Lot 1, South 88 degrees 20 minutes 34 seconds West a distance of 70.50 feet to the South West corner of said Lot 1; thence Northward along the West line of said Lot 1 North 1 degree 39 minutes 26 seconds West a distance of 232.33 feet; thence North 88 degrees 20 minutes 34 seconds East a distance of 70.50 feet; thence South 1 degree 39 minutes 26 seconds East a distance of 232.33 feet to the place of beginning.

PARCEL 2:

The North 12 feet of the South 48 feet (except the East 30 feet thereof) all being of the following described tract all North and South measurements made along the East and West lines and all East and West measurements made at right angles to the South line of the following:

That part of Lot 1 in Zemon's Capitol Hill Subdivision Unit No. 3, being a Subdivision of part of the South East quarter of Section 24, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of said Lot 1 being 75 feet South of the North East corner of said Lot 1; thence South 88 degrees 19 minutes 16 seconds West a distance of 110.20 feet to the place of beginning, thence North 1 degree 40 minutes 44 seconds West a distance of 72.00 feet; thence South 88 degrees 19 minutes 16 seconds West a distance of 36.13 feet; thence South 1 degree 39 minutes 26 seconds East a distance of 300.00 feet; thence North 88 degrees 19 minutes 16 seconds East, a distance of 60.00 feet; thence North 1 degree 39 minutes 26 seconds West, a distance of 228.00 feet; thence South 88 degrees 19 minutes 16 seconds West, a distance of 23.84 feet to the place of beginning.

PARCEL 3:

Easements as established by plat of Zemon's Capitol Hill Subdivision Unit No. 3 recorded March 24, 1961 as document 18117472 and incorporated by direct reference to the Declaration of Easements and Exhibit "A" and "B" thereto attached dated April 26, 1963 and recorded April 26, 1963 as document 18779892 made by Alfred Corporation, an Illinois corporation and certificate of correction document 18793938 and as created by the deed from Alfred Corporation to Joseph Hofgusang and Anna Hofgusang, his wife dated May 20, 1963 and recorded July 10, 1963 as document 18848686.

a) For the benefit of Parcel 1 aforesaid for ingress and egress over, across and along that area shown as "Ingress-Egress Easement" on plat of Zemon's Capitol Hill Subdivision Unit No. 3 (except that part thereof falling in Parcel 1 aforesaid)

also

b) For the benefit of Parcel 1 aforesaid for ingress, egress and parking over, across and along that area shown as "Parking and Parking Ingress-Egress Easement" on plat of Zemon's Capitol Hill Subdivision Unit No. 3 (except that part thereof falling in Parcel 2 aforesaid) all in Cook County, Illinois. ee

EXHIBIT "A"

END OF RECORDED DOCUMENT