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6484020 4/2/73

TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, MIDWEST BANK AND TRUST COMPANY, a corporation duly organized and existing as a state bank under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said state bank in pursuance of a certain Trust Agreement dated the 8th day of March 1976, AND known as Trust Number 76-03-1691, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Hung Jim Lee & Betty M. Lee, His Wife.

of 4719 No. Troy Ave. Chicago, Illinois 60625 the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL.

Unit No. II-604 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

THE W.S. 127.0 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122.0 FEET OF THE NORTH 106.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.6 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED SOUTHERLY, OF THE CENTER LINE OF BALLARD ROAD. ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO-WIT: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.0 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THE PART THEREOF FALLING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHER'S SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID POINT OF BEGINNING BEING SOUTH 00° 00' 00" WEST, AS MEASURED LONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55° 00' 00" EAST 239.60 FEET; THENCE NORTH 73° 00' 00" EAST 130.0 FEET; THENCE SOUTH 66° 00' 00" EAST 225.0 FEET; THENCE SOUTH 88° 00' 00" EAST 160.0 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORESAID LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NO. 73-05-1054, RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22930064 ; TOGETHER WITH AN UNDIVIDED 3.277 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS AN EASEMENT APPURTENANT TO THE PREMISES HEREIN CONVEYED, A PERPETUAL, EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 12 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFORESAID DECLARATION AND IN THE DECLARATION RECORDED AS DOCUMENT 22053833 ON SEPTEMBER 18, 1972 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 DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

2386108

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THIS INSTRUMENT WAS PREPARED BY: MURPHY, BOYLE & BANKS
221 No. LaSalle Street, 38th Flr.
Chicago, Illinois 60601

46 50
REC'D
NOV 1976
2 2 3 6 6
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
4 8 5 0

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Vice President of said state bank, this 10th day of August, 1976.

MIDWEST BANK AND TRUST COMPANY
as Trustee as aforesaid, and not personally.

BY: *Anthony J. Diasio*
ASS'T Vice President

ATTEST: *Barbara Love*
Assistant Vice President

County of Cook
State of Illinois

SS. I, the undersigned, a Notary Public in and for said County, the State aforesaid. DO HEREBY CERTIFY, THAT Anthony J. Diasio
Vice President of MIDWEST BANK AND TRUST COMPANY, a state bank, and Barbara Love
Assistant Vice President of said state bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Vice President and Assistant Vice President of said state bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes, therein set forth and the said Assistant Vice President of said state bank did also then and there acknowledge that he/she as custodian of the corporate seal of said state bank did affix the said corporate seal of said state bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of August, 1976.

Catherine Lombardi
Notary Public



9395 Landings Lane, DesPlaines, Illinois
For information only insert street address of above described property.

Mail To
James P. Kane
218 N. LaSalle St. #1315
Chicago, Ill. 60602

4719 No. Troy Ave. Chicago, Illinois 60625
Grantee's Address



Document Number
23 661 788

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUL 3 '76 12 40 PM

Edw. A. Wilson

REGISTRAR OF DEEDS

*23661788

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT