

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No. 808
COOK COUNTY, ILLINOIS
FILED FOR RECORD

William R. Olson
RECORDER OF DEEDS

WARRANTY DEED

23 675 234

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Oct 18 9 50 AM '73

Statutory (ILLINOIS)

(Individual to Individual)

(The Above Space For Recorder's Use Only)

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THE GRANTORS, Rouben T. Terzian and Nina T. Terzian, his wife,

of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS,
and other good and valuable consideration, in hand paid,
CONVEY and WARRANT to Steven Dukker, of 175 East Delaware
Place,

of the City of Chicago County of Cook State of Illinois
the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

Unit 7005 of the 175 East Delaware Place Condominium as delineated on Survey of the following described parcels of real estate (hereinafter referred collectively as Parcel): parts of the land, property, and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprised of Lot 17 (except the East 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, also Lots 1 to 4 inclusive, in County Clerks' Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying East of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, conveyed by deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 30, 1973 as Document 22418957, from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to La Salle National Bank, a national banking association, not individually but as Trustee under Trust Agreement dated February 15, 1973 and known as Trust No. 45450, which Survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-laws for 175 East Delaware Place, Chicago, Illinois, made by La Salle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust No. 45450 and recorded on August 10, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22434263, together with an undivided 0.17815 percent interest in the Parcel (excepting from the Parcel all the property and space comprising all the units as defined and set forth in the Declaration and Survey) all in Cook County, Illinois.

Grantor also hereby grants to Grantee, his successors and assigns, all rights and easements appurtenant to the real estate hereby conveyed, including all rights and easements for the benefit of said real estate as follows: (1) The Declaration; (2) The Survey; (3) The Deed from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to Grantor recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418957; (4) The Operating Agreement between John Hancock Mutual Life Insurance Company and the 175 East Delaware Place Homeowners Association, an Illinois not-for-profit corporation, recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434264; and (5) Declaration of Zoning Restrictions recorded on July 30, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418956.

COOK
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