

TRUSTEE'S DEED

23 733 405

Joint Tenancy

The above space for recorders use only

UNIT 3
3027
2/24/76

THIS INDENTURE, made this eighteenth day of October, 1976, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the law of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the eighteenth day of August, 1976, and known as Trust Number 3068, party of the first part, and PIERSON C. COHEN AND EVELYN P. COHEN, HIS WIFE, OF 1010 NORTH LAKE SHORE DRIVE, CHICAGO, ILL., 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:

Unit No. 902 (hereinafter "Unit") as delineated on Survey of that part of Lot A described as follows: Commencing at a point on the East line of said Lot, 90.60 feet North of the South East corner thereof; thence West perpendicularly to said East line, 114.58 feet to the point of intersection with a line which is 22.50 feet East of and parallel with the West line of the South portion of said Lot A; thence North along said parallel line an said line extended, 24.605 feet; thence West along a line drawn perpendicularly to the East line of said Lot, 55.52 feet more or less to a point on the West line of the North portion of said Lot; thence North along said West line of the North West corner of said Lot; thence East along the North line of said Lot to the North East corner thereof; thence South along the East line of said Lot to the point of beginning; said Lot A being a consolidation of Lots 1 and 2 in Block 2 in Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and of part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium made by Amalgamated Trust and Savings Bank, as Trustee, under Trust Agreement dated August 18, 1976 and known as Trust No. 3068, recorded in the Office of the Recorder of Cook County Illinois, as Document No. 23675016, together with an undivided .579 interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration and Survey), together with the tenements and appurtenances thereunto 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, subject to: General real estate taxes for 1976 and subsequent years; Building line agreement recorded November 12, 1895 as Document No. 668777; Declaration of Easements, recorded February 5, 1964, as Document No. 19040387; Reciprocal Easement and Operating Agreement, recorded October 15, 1976 as Document No. 23675014; Easements, covenants and restrictions and building lines of record as set forth in the 1010 Lake Shore Association Declaration of Condominium Ownership recorded on October 15, 1976 as Document No. 23675016; Applicable zoning and building laws or ordinances; Acts done or suffered by parties of the second part; Condominium Property Act of Illinois; Unrecorded lease, dated January 4, 1967, to Mayfair-Lenox Hotels, Inc., assigned to Nantucket, Inc., for the restaurant space for a term expiring August 31, 1982, with an option to extend for a ten year period; Unrecorded lease, dated April 12, 1976 to Mansher Laundry Co. for the laundry room for a term expiring March 31, 1986, with an option to extend for a five year period; 1010 Lake Shore Association Declaration of Condominium Ownership; and, Existing lease to the Unit, if any.

1000
23 733 405
Recorder Number

D NAME Marilyn Kamm
E STREET Altheimer & Gray
L SUITE 3700
V CITY ONE IBM PLAZA
E CHICAGO, ILLINOIS 60611
R OR
X INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 15

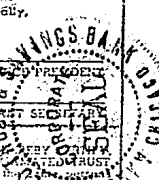
FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
Unit 902
1010 North Lake Shore Drive
Chicago, Illinois 60611

UNOFFICIAL COPY

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 therein enabling. This deed is made subject to the liens of all trust debts and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused the corporate seal to be hereunto affixed, and has caused its name to be signed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

By: *[Signature]*
ASSISTANT VICE PRESIDENT
Attest: *[Signature]*
ASSISTANT SECRETARY



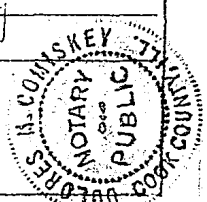
STATE OF ILLINOIS, ES.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, persons known to me to be the Assistant Vice President and Assistant Secretary, respectively, appeared before me, this day in person and acknowledged that they had signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of November, 1976

[Signature]
Notary Public

My commission expires November 20, 1977



This deed was prepared by:

Joseph Moss, Esq.
Lake Shore-Oak Properties, Ltd.
1000 N. Lake Shore Plaza
Chicago, Illinois 60611

COOK COUNTY, ILLINOIS
FILED FOR RECORD
Nov 2 9 a.m. 1976

BOX 15

RECORDING OF DEEDS
*23733405

END OF RECORDED DOCUMENT