

UNOFFICIAL COPY

148
85377
MK
LAKESIDE

TRUSTEE'S DEED

23 733 490

Individual The above space for recording use only

THIS INDENTURE, made this eighteenth day of October, 1976, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws 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 EUGENE L. SETCHFIELD, JR., OF 1010 N.

LAKE SHORE DRIVE, CHICAGO, ILL., party 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 party of the second part; the following described real estate situated in Cook County, Illinois, to wit:

Unit No. 2307 (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 and 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 1 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 .271% 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 party of the second part and to the proper use, benefit and behoof of said party of the second part, forever, subject to:

- General real estate taxes for 1976 and subsequent years;
- Building line agreement recorded November 12, 1885 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 party 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.

This space for copies for filing and recording stamp

10 00

Document Number
23 733 490

DEVELOPER
NAME Eugene L. Setchfield, Jr.
STREET 1010 N. Lake Shore Drive
CITY Chicago, Illinois

FOR INFORMATION ONLY
INSERT STREET ADDRESS OR ABOVE
DESCRIBED PROPERTY HERE

Unit 2307
1010 North Lake Shore Drive
Chicago, Illinois 60611

OR

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 15

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 conferred 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 in every other power and authority thereto 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 its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and created by its Assistant Secretary, the day and year first above written.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally,

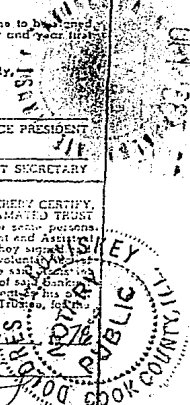
By [Signature] ASSISTANT VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK SS.

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, as Trustee, personally appeared to me to be the said persons whose names are subscribed to the foregoing instruments as such Assistant Vice-President and Assistant Secretary, 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 banking corporation, as Trustee, for the uses and purposes therein set forth, and the said Assistant Secretary did so 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, his 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 8th day of November 1978
[Signature]
Notary Public

My commission expires 11/20/79



This deed was prepared by:
Joseph Moss, Esq.
Lake Shore-Oak Properties, Ltd.
1000 N. Lake Shore Plaza
Chicago, Illinois 60611

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE NOV 16 1978
RE 11183
25.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE NOV 16 1978
RE 11183

Recorder of Deeds
23733490
City of Chicago Office

END OF RECORDED DOCUMENT