

UNOFFICIAL COPY

TRUSTEE'S DEED

23 754 202

Individual

The above space for recorders use only

THIS INDENTURE made this fifteenth 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 3067, party of the first part, and VESS DURO, OF 111 E. CHESTNUT STREET,

CHICAGO, ILLINOIS, 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. 23C (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, more or less 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 South along said West line 7.95 feet, more or less to the corner of the North portion of said Lot; thence East 32.99 feet along the South line of the North portion of said Lot to a point on the West line of the South portion of said Lot; thence South along said West line to the South West corner of said Lot; thence East along the South line of said Lot to the South East corner thereof; thence North 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 of Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustee's 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. 3067, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 2367015; together with as undivided .641 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, forever, of said party of the second part, subject to: General real estate taxes for 1976 and subsequent years; Declaration of Easements, recorded February 5, 1964 as Document No. 19040387; Reciprocal Easement and Operating Agreement, recorded October 15, 1976, as Document No. 23675014; Encroachment of the balconies located on the East side of the property over the East line by 2 feet, more or less; Encroachment of the trim on the building located on the property over the Easterly portion of the South line of the property by 0.06 feet, more or less; Easements, covenants and restrictions and building lines of record as set forth in the 1000 Condominium Association Declaration of Condominium Ownership recorded on October 15, 1976 as Document No. 23675015; Applicable zoning and building laws and ordinances; Acts done or suffered by party of the second part; Condominium Property Act of Illinois; Unrecorded lease, dated January 4, 1967, to Mayfair-Iannox 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; 1000 Condominium Association Declaration of Condominium Ownership; and, Existing lease to the Unit, if any.

This space for affixing slides and revenue stamps

10⁰⁰

23 754 202

Document Number

DELIVERY INSTRUCTIONS

NAME
STREET
CITY

Sra Kipnis
87 N. Wabash
Chicago, Ill.

OR

RECORDER'S OFFICE BOX NUMBER 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 23C
1000 North Lake Shore Plaza
Chicago, Illinois 60611

Recorder's Office

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 thereto enabling. This deed is made subject to the liens of all trust deeds 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 hereto affixed, and has caused its name to be subscribed to these presents by one of its Vice Presidents or its Assistant Vice Presidents or its Assistant Secretary, the name of whom is set forth 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

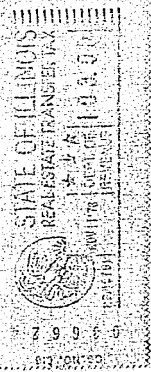
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names 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 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 5th day of November

Dorothy M. Armstrong
Notary Public
My commission expires November 20, 1979

103.00

155.00



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

Box 15

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUN 21 1976 9 49 AM

* 23754202
RECORNER OF DEED
[Signature]

53 124 505

END OF RECORDED DOCUMENT