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23 917 586

Property

(the above space for Recorder's Use Only)

THE COMMONS OF EVANSTON CONDOMINIUM TRUSTEE'S DEED

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, Illinois, a banking corporation duly organized and existing under and by virtue of the Laws of the United States of America, and duly authorized under the laws of the State of Illinois to accept and execute trusts, not personally, but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated July 16, 1975, and Known as Trust No. R-1851 (hereinafter called "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid does hereby grant, sell, and convey unto Jonathan T. McPhee and Sandra Ferguson McPhee, his wife, as joint tenants and not as tenants in common

(hereinafter called "Grantee") the following described real estate, situated in the City of Evanston, County of Cook and State of Illinois, described on Exhibit "A" hereto attached and incorporated by reference herein.

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 set forth in the Declaration and the Survey.

This conveyance is expressly made subject to the following:

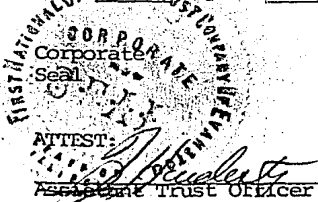
- (1) General real estate taxes for 1976 and subsequent years;
- (2) Zoning and building laws and/or ordinances;
- (3) The Condominium Property Act of Illinois;
- (4) Covenants, conditions and restrictions of record;
- (5) Party wall rights and agreements, if any;
- (6) Installments due, after the date of delivery hereof, of assessments made by The Commons of Evanston Homeowners' Association, all as set forth in the Declaration;
- (7) The provisions of the Torrens Act;
- (8) The terms, provisions, restrictions, easements and obligations contained in the Declaration. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to all of the terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

This Trustee's Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This Trustee's Deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Trust Officer, this 14th day of March, 19 77.

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON,
a National Banking Association, as Trustee as
aforesaid, and not individually

By [Signature]
Assistant Vice President



65-22-842

Allanson

472839 (3084)

RETURN TO
Transfer Desk
370

23 917 586

Stamps affixed to doc # 2936 637 140.

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23 917 586

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, KATHLEEN O'BRIEN a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY, that
T. A. BARR VICE PRESIDENT and TRUST OFFICER
of First National Bank and Trust Company of Evanston, and
QUEEN L. HARDISTY, JR. TRUST OFFICER of said
Association who are personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such
VICE PRESIDENT and TRUST OFFICER and TRUST OFFICER, 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 Association,
as Trustee as aforesaid, for the uses and purposes therein set
forth; and the said TRUST OFFICER then and there
acknowledged that (he) (she), as custodian of the corporate seal
of said Association, did affix the corporate seal of said Association
to said instrument as (his) (her) own free and voluntary act and
as the free and voluntary act of said Association, as Trustee as
aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of
April, 1977.

Kathleen O'Brien
Notary Public

My Commission expires 6/20/77

ADDRESS OF PROPERTY AND GRANTEE

880 "C" Forest
Evanston, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Jonathan and Sandra McPhee
(Name)

880 "C" Forest
Evanston, Illinois 60202
(Address)

This document prepared by:

Allen I. Brown
Attorney At Law
180 North La Salle Street
Chicago, Illinois 60601
(312) 332-0200

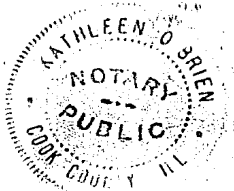
(Jonathan and Sandra McPhee
(Name)

(880 "C" Forest
(Address)

(Evanston, Illinois 60202
(City, State and Zip Code)

MAIL TO

RETURN TO
Transfer Desk
370



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Edw. R. Wilson

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1977 MAY 9 AM 11 21
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12.00



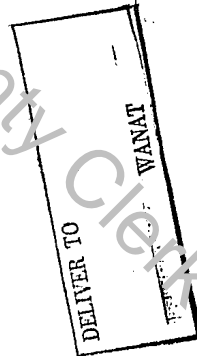
Property of Cook County Clerk's Office

23917586

MAY 9 10 27 AM '77

Edw. R. Wilson
REGISTRAR OF DEEDS

2936627



Mail to:
Janet McPhee
880 C. Forest
Evanston, Ill.

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123/455
IN DUPLICATE
2936627

END OF RECORDED DOCUMENT

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Transfer Desk
123/455