

UNOFFICIAL COPY



TRUSTEE'S DEED
JOINT TENANCY

*23082953

1717 316

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Form 324 R-6-73

THE ABOVE SPACE FOR RECORDERS USE ONLY

6371619

THIS INDENTURE, made this 1st day of May, 1975, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed of trusts in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 15th day of March, 1971 and known as Trust Number 56864, party of the first part, and Jaime G. Cruz and Elena Cruz, of 2720 West 15th Street, Chicago, Illinois, M.

not as tenants in common, but as joint tenants, 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 as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

5.00

Together with the tenements and appurtenances thereto belonging

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in severalty, but in joint tenancy.

This 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 of trusts in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage of any there be of record in said county given to secure the payment of money and remaining unsecured at the date of the delivery hereof.

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 signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid

By Susan Hechler Assistant Vice President

Attest Elmer Legal Assistant Secretary



THIS INSTRUMENT WAS PREPARED BY:
Paul Fisher, Greenberger, Krauss & Jacobs,
180 North LaSalle Street, Chicago, Illinois

STATE OF ILLINOIS, ss



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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 Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, in pursuance of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date May 1, 1975

Elmer Legal Notary Public

DELIVERY INSTRUCTIONS
NAME Elmer Legal
STREET 33 N. LaSalle St.
CITY Chicago, Illinois

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

862 South Laflin
Chicago, Illinois

SEND SUBSEQUENT TAX BILLS TO:
Mr. and Mrs. Jaime G. Cruz
862 South Laflin
Chicago, Illinois
(ADDRESS)

RECORDER'S OFFICE BOX NUMBER

CHICAGO
800.00

This charge for affixing index and revenue stamps

STATE OF ILLINOIS

23 082 953

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RIDER TO TRUSTEE'S DEED BETWEEN
CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST
NO. 56864 AND JAIME G. CRUZ AND ELENA CRUZ, HIS WIFE.

PARCEL 36 The North 20.0 feet of the South 40.50 feet, both as measured at right angles to the South line thereof, of a tract of land being that part of certain Lots in SHARPE AND SMITH'S SUBDIVISION of Block 42 of Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the 3rd Principal Meridian, and that part of Lot 1 in the Resubdivision of Lots 38, 40, 42, 44, 46, 48, 50, 52 and 54 in SHARPE AND SMITH'S SUBDIVISION, aforesaid, together with that part of the vacated Alley adjoining the aforesaid Lots, bounded and described as follows, to wit; Commencing at the Northeast corner of Lot 1 in SHARPE AND SMITH'S SUBDIVISION, aforesaid (being also the intersection of the South line of West Polk Street with the West line of South Laflin Street) and running thence South 00 degrees 05 minutes 30 seconds East along said West line of South Laflin Street, 455.66 feet; thence South 89 degrees 54 minutes 30 seconds West, 99.75 feet; thence North 00 degrees 05 minutes 30 seconds West, 5.0 feet to a point for the place of beginning of the tract of land herein described; thence North 00 degrees 05 minutes 30 seconds West, 84.0 feet; thence North 25 degrees 12 minutes 26 seconds West, 39.64 feet; thence North 30 degrees 00 minutes 00 seconds West, 1.28 feet; thence South 89 degrees 54 minutes 30 seconds West, 66.29 feet; thence South 63 degrees 58 minutes 10 seconds West, 14.81 feet to an intersection with a curved line convex to the East and having a radius of 154.0 feet, (the center point for said radius of 154.0 feet being 404.18 feet South of the South line of West Polk Street and 335.31 feet West of the West line of South Laflin Street); thence Southeasterly along said last described curved line, 69.72 feet; thence South 00 degrees 05 minutes 30 seconds East, 47.16 feet; thence North 89 degrees 54 minutes 30 seconds East, 81.56 feet to the place of beginning.

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This Deed is subject to: The general exceptions contained in the Chicago Title Insurance Company form of owner's title insurance policy; current real estate taxes; the Declaration and all amendments and supplements thereto; applicable zoning or building laws; Quit claim Deed from City of Chicago to Campus Green Developers, Inc. dated March 4, 1971 and recorded March 19, 1971 as Document No. 21425564; easements granted and to be granted to public and quasi-public utilities; rights of public and quasi-public utilities; all covenants, conditions and restrictions of record; covenants, restrictions and agreements contained in quit claim deed from City of Chicago, a municipal corporation to Campus Green Developers, Inc. dated July 1, 1970 and recorded August 14, 1970 as document number 21238023 and re-recorded January 13, 1971 as document number 21369627; Declaration of party wall rights, easements, conditions and restrictions recorded June 24, 1971 as document number 21522793.

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.