

UNOFFICIAL COPY

23 174 913

(The Above Space For Recorder's Use Only)

THE 175 EAST DELAWARE PLACE CONDOMINIUM TRUSTEE'S DEED

LA SALLE NATIONAL BANK, a national banking association, of Chicago, Illinois, 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 the 15th day of February, 1973 and known as Trust No. 45450, (hereinafter called "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid do hereby grant, sell and convey unto

**VALERIE ZEPPi, a spinster,
of 111 West Washington Street
Chicago, Illinois**

500

hereinafter called "Grantee"), the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

Unit No. 670C as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel"):

Parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprised of Lot 17 (except the east 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, also Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document No. 22418957, from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to LaSalle National Bank, a national banking association, not individually, but as Trustee under a Trust Agreement dated February 15, 1973, and known as Trust No. 45450,

which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for The 175 East Delaware Place, Chicago, Illinois (hereinafter called "Declaration"), made by Grantor, and recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434213, together with an undivided 0.20136 percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

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 following:

- (a) The Declaration
- (b) The Survey
- (c) The Deed (hereinafter called "Deed") from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to Grantor recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418957.
- (d) The Operating Agreement (hereinafter called "Operating Agreement") between John Hancock Mutual Life Insurance Company and The 175 East Delaware Place Homeowners Association, an Illinois not-for-profit corporation, recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434264.
- (e) Declaration of Zoning Restrictions recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418956.

This conveyance is expressly made subject to the following:

- 1. General real estate taxes for 1975 and subsequent years.
- 2. Zoning and building laws or ordinances.
- 3. The Condominium Property Act of Illinois.
- 4. The terms, provisions, restrictions, easements, covenants and obligations contained in the Declaration, the Operating Agreement, the Deed and the Declaration of Zoning Restrictions.
- 5. The lien of additional taxes which may be assessed for 1975 by reason of the construction of new or additional improvements during that year and extended for collection on the 1975 or subsequent Collector's warrants.

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 this county affecting the said real estate or any part thereof given to secure the payment of money and remaining in force on 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 hereunto signed by its Assistant Vice-President and attested by its Assistant Secretary, this 17th day of August, 1975.



LA SALLE NATIONAL BANK,
as Trustee as aforesaid

By: *[Signature]*
Assistant Secretary

[Signature]
Assistant Vice President

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
73.00
1302

DOCUMENT NUMBER
23 174 913

LAYER 10-3
UNIT 6
6251420 UC of

176 30220

UNOFFICIAL COPY

BOOK COPY
FILED FOR

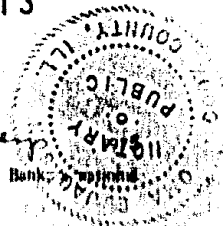
RECORDED

AUG 4 2 30 PM '75

*23174913

State of Illinois) ss.
County of Cook)

The foregoing instrument was acknowledged before me this 17th day of July
by James A. Clark, Assistant Vice President of LaSalle National Bank,
banking association, on behalf of the Bank, as Trustee as aforesaid.



MY COMMISSION EXPIRES JUNE 5, 1977

Anna E. ...
Notary Public

MAILED TO }
- Marshall G. Noltz
- 111 W. Washington
- Chgo 60602-skite 1411
OR FEED UNDER 5 OFFICE BOX NO. 533

ADDRESS OF PROPERTY:
Apartment _____
175 East Delaware Place, Chicago, Illinois 60611

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

This document prepared by: Kelyvn H. Lawrence and
Robert E. Riley
Wilson & McIlvaine
135 S. LaSalle St.
Chicago, Ill. 60603
Phone: AN 3-1212

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT