

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY FILED

23 196 462

RECORDED IN

AUG 22 12 53 PM '75

23 225 911

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F. 872

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, made this 17th day of JULY, 1975, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 29th day of MARCH, 1968 and known as Trust Number 51886 party of the first part, and ANNETTE S. ANAST, a Spinster WHO RESIDE AT: 120 NORTH LA SALLE STREET, 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:

Lot 237 in Higgins Industrial Park, Unit 171, being a Subdivision in the Northeast quarter of Section 27, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Restrictions contained in Exhibit "A" attached hereto.

800500 190 50

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.

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 or deeds in trust delivered to said trustee in pursuance of the trust agreement aforesaid. This deed is made subject to the lien of every trust deed or mortgage of any third party recorded in said county prior to 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 hereon 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 *Augustine Rosen* Assistant Vice-President

Attest *Augustine Rosen* Assistant Secretary



STATE OF ILLINOIS, ss. COUNTY OF COOK



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 his capacity as such Assistant Secretary 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 AUG 4 1975 Date Notary Public *Charles Platts*

DELIVERY INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER MAIL TO: MIDWEST BANK & TRUST CO. 1606 N. HARLEM AVENUE ELMWOOD PARK, ILLINOIS 60635 OR

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY: DAVID T. COHEN, c/o CHICAGO TITLE & TR. CO. 111 West Washington Street Chicago, Illinois 60602

(re: # 73-05-1071) BOX 533

This space for affixing riders and revenue stamps

23 225 911 23 196 462

08 270 002 63 91 097 R

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Exempt under provisions of Paragraph 6, Section 4,
Real Estate Transfer Tax Act.

9/17/75 Date [Signature] Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S
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SEP 18 '75 11 01 AM

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10. No fence, wall, hedge or shrub, plant or tree which obstructs site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall run with the land hereby conveyed, and a breach of any one of them and a continuance thereof, may, at the option of grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided, however, that any breach or continuance thereof may be enjoined, abated or remedied by the proper proceedings as aforesaid; and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. The conditions of this contract shall survive the deed given pursuant hereto.

13. The conditions and covenants herein contained shall terminate and be of no further effect after twenty-five (25) years from January 1, 1967.

23 225 911

END OF RECORDED DOCUMENT