

TRUSTEE'S DEED

COOK COUNTY FILED

23 274 453

RECORDED BY UNIT

0822203

OCT 29

51 AM '75

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Form 304 Rev. 4-71

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this 26th day of September, 1975, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 national banking association in pursuance of a certain Trust Agreement, dated the 24th day of December, 1974, and known as Trust Number 33770 party of the first part, and MARVIN ROSENSTEIN and MIRIAM ROSENSTEIN, his wife

, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) and No/100 Dollars, and other good and valuable considerations in hand paid, do hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

This instrument was prepared by:

Jack E. Charron
39 South La Salle Street
Chicago, Illinois 60603

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 tenancy in common, but in joint tenancy.

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 in 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 extending. This deed is made subject to the liens of all trust deeds and/or mortgages upon and legal 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 signed to these presents by one of its Vice-Presidents or its Assistant Vice-Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument to said Vice President and Assistant Secretary respectively, appeared before me this day in person and a knowledgeable that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

OCT 20 1975

[Signature]
Notary Public

NAME: Nauman W. Fishman
STREET: 134 N. La Salle Street
CITY: Suite 416 Chicago, Illinois 60602

Apartment 308
1727 Crystal Lane
Mt. Prospect, Illinois 60056

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER BOX 533

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This space for affixing index and revenue stamps

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UNOFFICIAL COPY

Unit No. 308 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Crystal Towers Condominium Development, being a consolidation of Lot "A" and outlot "B" of Tally Ho Apartments, a development of part of the northeast quarter of the northeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 aforesaid; thence North $62^{\circ} 45' 17''$ West along the Northeasterly line of said Lot 1 for a distance of 550.00 feet to the point of beginning of the land being herein described; thence South $27^{\circ} 14' 43''$ West (at right angles thereto) 412.14 feet; thence South $90^{\circ} 00' 00''$ West 188.24 feet to a point on the West line of Lot 1 aforesaid 300.0 feet North of the Southwest Corner of said lot; thence North $00^{\circ} 00' 00''$ East along said west line for a distance of 335.50 feet; thence North $90^{\circ} 00' 00''$ East 25.00 feet; thence North $00^{\circ} 00' 00''$ East 35.00 feet; thence North $90^{\circ} 00' 00''$ West 25.00 feet to a point on the West line of Lot 1 aforesaid; thence North $00^{\circ} 00' 00''$ East along said West line for a distance of 55.02 feet; thence South $62^{\circ} 45' 17''$ East 108.21 feet; thence North $27^{\circ} 14' 43''$ East 120.00 feet to a point on the Northeasterly line of Lot 1 aforesaid 803.96 feet Northwesterly of the Northeast corner of said lot; thence South $62^{\circ} 45' 17''$ East along said Northeasterly line 253.96 feet to the point of beginning, in Cook County, Illinois.

which said survey is attached as Exhibit B to a certain Declaration of Condominium Ownership made by American National Bank & Trust Co. of Chicago, as Trustee under a certain Trust Agreement dated December 24, 1974 and known as Trust No. 33770 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 23231364.

together with an undivided 01.24 % interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium and survey).

Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and the rights and easements set forth in other Declarations of Condominium Ownership whether heretofore or hereafter recorded affecting other premises in Lot 1, in Crystal Towers Condominium Development aforesaid, including, but not limited to, the easements for ingress and egress set forth therein.

This conveyance is made subject 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.

Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, the rights and easements appurtenant to and for the benefit of said land as defined and set forth in a Declaration of Easement dated May 1, 1975 and recorded May 22, 1975 in the Office of the Cook County Recorder of Deeds as Document No. 23090137.

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END OF RECORDED DOCUMENT