

# UNOFFICIAL COPY

TAMM SKZ 66-43-1 215 48806.2

(Individual) 1021119 24 594 837  
 THIS INDENTURE, Made this 20th day of April A. D. 1978 between  
 LA SALLE NATIONAL BANK, a national banking association, 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 3rd day of October 19 77, and known as Trust  
 Number 53210, party of the first part, and RUTH G. KAPLAN, widow, not  
 since remarried, party of the second part.  
 (Address of Grantee(s): 5506 North Lincoln Avenue  
Morton Grove, Illinois)

13.00

WITNESSETH, that said party of the first part, in consideration of the sum of  
 Ten and no/100 - - - - - Dollars, (\$ 10.00 - - - ) 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

Subject to the matters set forth on Exhibit "B" attached hereto.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and  
 to the proper use, benefit and behoof of said party of the second part forever.

The developer, EDENS POINT VENTURE, an Illinois Joint Venture, hereby certifies and warrants that any tenant of the units hereby conveyed has waived or failed to exercise the right of first refusal, or had no right of first refusal with respect to this unit.

EDENS POINT VENTURE  
 BY: A and Y Corporation  
 An Illinois Corporation,  
 BY: Audrey Johnson  
 Authorized Agent

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 above mentioned. This 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, 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.



**LaSalle National Bank**

Trustee as aforesaid.

By [Signature]  
 Assistant Vice President

Assistant Secretary

This instrument was prepared by:  
 Martin K. Blonder, Esquire  
 ROSENTHAL AND SCHRANFIELD  
 55 E. Monroe St., Suite 4620  
 Chicago, Illinois 60603

La Salle National Bank  
 Real Estate Trust Department  
 135 S. La Salle Street  
 Chicago, Illinois 60690

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## EXHIBIT A

PARCEL 1: Unit No. A-112 as delineated on survey of the following described real estate (hereinafter referred to as "Parcel"):

The East 5.00 acres of Lot 2, excepting therefrom the North 100 feet thereof and the Southeasterly 30 feet thereof and the West 18 feet thereof, all in the subdivision of Lots 1, 5 and 6 of Owner's Subdivision in the West half of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated October 3, 1977 and known as Trust No. 53210, and recorded in the Office of the Cook County Recorder of Deeds as document no. 24553596, together with an undivided .75 interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

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.

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## EXHIBIT A

PARCEL 1: Unit No. GA-32 as delineated on survey of the following described real estate (hereinafter referred to as "Parcel"):

The East 0.01 acres of Lot 2, excepting therefrom the North 80 feet thereon and the Southeast 33 feet thereon and the West 18 feet thereon, all in the subdivision of Lots 1, 3 and 5 of Owner's Subdivision in the West half of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by Basella National Bank, as Trustee under Trust Agreement dated October 3, 1977 and known as Trust No. 53210, and recorded in the Office of the Cook County Recorder of Deeds as document no. 24553546, together with an undivided .03 interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

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.

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EXHIBIT B

The within and foregoing conveyance is made subject to the following:

- 1) General real estate taxes for the year 1978 and subsequent years not due and payable;
- 2) The Condominium Property Act of the State of Illinois (the "Act");
- 3) Declaration of Condominium Ownership recorded as Document No. 24553596, by which the premises is submitted to the Act, and all amendments thereto, which Declaration also sets forth the provisions governing administration of the premises, easements and building, building line, and use or occupancy restrictions, conditions and covenants of record established by said Declaration;
- 4) The Plat filed with the aforesaid Declaration and all amendments thereto;
- 5) Grant of Easement recorded as Document No. 2134841;
- 6) Grant of Easement recorded as Document No. 2135480;
- 7) Zoning and building laws and ordinances.

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Clerk's Office

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STATE OF ILLINOIS }  
COUNTY OF COOK }

ss:

I, Wolfe Harrigan a Notary Public in and for said County.

in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG

Assistant Vice President of LA SALLE NATIONAL BANK, and R. B. BOST

Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he is the custodian of the corporate seal of said Bank and did affix said corporate seal of said Bank to said instrument of his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_

NOTARY PUBLIC

*Elizabeth H. Wilson*

RECORDED OF DEEDS

\* 24594837



COOK COUNTY, ILLINOIS  
FILED RECORD

AUG 22 2 38 AM '78

TRUSTEE'S DEED

Box No. ....

Address of Property  
.....  
.....

LaSalle National Bank  
TRUSTEE  
TO

*Mail to: James Perlow  
4933 East 45th Street  
Chicago, Illinois 60614*

LaSalle National Bank

135 South La Salle Street  
CHICAGO, ILLINOIS 60690

FORM A CP (6-74)

END OF RECORDED DOCUMENT