

TRUSTEE'S DEED

24 596 117

10.00

Individual

The above space for recorders use only

PNT 4 11531 A.S. 10/2

THIS INSTRUMENT, made this 31st day of July, 1978, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 31st day of March, 1978, and known as Trust Number 1660, party of the first part, and SAMUEL JAY PEARSON

of 1491 CHANTILLY COURT, HIGHLAND PARK, ILLINOIS, 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, do hereby grant, sell and convey unto said parties of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit: Unit No. 1308 as delineated upon

Survey of:

Parcel 1 - Lot 2, the South 50 1/2 feet of Lot 3, the East 74 feet of Lot 3 (except the South 50 1/2 feet thereof) and the East 74 feet of Lots 4 and 5 (except that part of Lot 5 falling in Eugenie Street), all in Gale's North Addition to Chicago, a subdivision of the South West quarter of the South East quarter of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; also:

Parcel 2 - Lot 1 and 2 and that part of Lot 3 falling within the North 113.62 feet of Original Lot 1 in Wood and Other's Subdivision of said Original Lot 1 in Gale's North Addition to Chicago aforesaid; also:

Parcel 3 - Lots 1 to 9, both inclusive, (except that part lying between the West line of North LaSalle Street and a line drawn through the South West corner of Eugenie Street and North La Salle Street and through a point on the South line of Lot 10, 14 feet West of the West line of North La Salle Street), all in Block "B" in the County Clerk's Division of portions of unsubdivided land lying between the East line of Gale's North Addition to Chicago aforesaid and the West line of North Clark Street, all in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; collectively, hereinafter, "Property",

which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Amalgamated Trust & Savings Bank, as Trustee, under Trust Agreement dated March 31, 1978 and known as Trust No. 1660 recorded with the Recorder of Deeds, Cook County, Illinois, as Document No. 24558738, together with an undivided 1702% interest in the property described in said Declaration of Condominium Ownership aforesaid (excepting the units as defined and set forth in said Declaration of Condominium and Survey).

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part, subject to:

1. General real estate taxes for 1978 and subsequent years;
2. Terms, conditions, provisions and limitations contained in the Urban Renewal Plan for Lincoln Park Project, as amended, recorded December 6, 1968, as Document No. 20696306 and April 12, 1967 as Document No. 20107662;
3. Possible rights of owners and occupants of the land South and adjoining Lot 9 in Parcel 3 to use the gate on the Property line and the East 50.04 feet of the South 4.5 feet of said Lot 9 for ingress and egress from LaSalle Street to the rear of the building located on such adjoining land;
4. Public utility easements;
5. Agreement that half of all improvements on, and taxes and assessments levied against, the eleven foot private alley West of and adjoining the Property are to be paid by the owners of the Property as contained in mortgage deeds recorded July 7, 1888 as Document Nos. 978440 and 978441 (this is a common expense);
6. Encroachment at the South West corner of the building located on the Southerly portion of the Property onto land West and adjoining by 0.03 feet and onto land South and adjoining by .05 feet;

COOK COUNTY 016  
 8 9 7  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT OF REVENUE  
 7 4 1 5 0  
 41.30  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 45.00  
 24 596 117

NAME: Earl B. Slavitt  
 STREET: One N. LaSalle St., S.W. 1615  
 CITY: Chicago, Illinois, 60602

FOR INFORMATION ONLY  
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
 1660 N. La Salle Street #1308  
 Chicago, Illinois 60614

INSTRUCTIONS  
 RECORDER'S OFFICE BOX NUMBER 15

Prepared by Amalgamated Trust & Savings Bank, Land Trust Dept.  
 100 S. State St., Chicago, Illinois 60603  
 By: DONALD ERICKSON, JR.  
 Asst. Vice Pres.

# UNOFFICIAL COPY

7. Encroachment of a concrete wall located on land South and adjoining the Property onto the Property (over the Easternmost Southerly line thereof) by 0.27 feet;
  8. Unrecorded lease, dated January 27, 1976, as amended, with Burgundy Inn, Inc., an Illinois corporation, for a portion of ground floor and north terrace area of the lobby floor equipped as a restaurant and cocktail lounge in the high-rise building located on the Property, for a term expiring April 30, 1982 (the tenant has an option to renew the term of the lease for a three year period, expiring April 30, 1985) (affects a common element only);
  9. Unrecorded lease, dated September 28, 1976, with Burgundy Inn, Inc., for a vacant portion of the Property known as 157 West Eugenie Street, for a term expiring April 30, 1982 (the tenant has an option to renew the term of the lease for a three year period, expiring April 30, 1985) (affects a common element only);
  10. Unrecorded lease, dated July 30, 1973, with The Needlepoint Works, an Illinois corporation, for a portion of the ground floor of the high-rise building located on the Property for a term expiring September 30, 1978 (the tenant has an option for two (2) renewal terms of the lease; one for a two year period, expiring September 30, 1980, the second for a three year period, expiring September 30, 1983) (affects a common element only);
  11. Rights of Video Entertainment, Inc. and Kayle/Patio, Inc., an Illinois corporation, under agreements to install, maintain and service a master television antenna system;
  12. Applicable zoning and building laws or ordinances;
  13. Acts done or suffered by BUYER;
  14. Condominium Property Act of Illinois;
  15. Chapter 100.2 of the Municipal Code of Chicago;
  16. The 1660 Condominium Association Declaration of Condominium Ownership;
  17. Existing lease to the Unit, if any.
- The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit, or had no such right of first refusal pursuant to Chapter 100.2 of the Municipal Code of Chicago.

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 to 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 enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real 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 its name to be signed to these instruments by two of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.



By *Andrew J. Pach*  
 Attest *Katharine E. Blumenthal*  
 AMALGAMATED TRUST & SAVINGS BANK  
 as Trustee, as aforesaid, and not personally  
 ASSISTANT VICE PRESIDENT  
 ANDREW J. PACH  
 ASSISTANT SECRETARY  
 KATHARINE E. BLUMENTHAL

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments 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 acts, and as the free and voluntary act of said banking corporation, as Trustees, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of August, 1982  
*Beatrice T. Quinn*  
 Notary Public

My commission expires March 9, 1983  
*William K. Wilson*  
 RECORDER OF DEEDS

BOOK 20841, ILLINOIS  
 FILED FOR RECORD  
 24596117  
 AUG 13 10 49 AM '82