

1433409

24 646 694

HEMINGWAY HOUSE CONDOMINIUM

TRUSTEE'S DEED

10.00

66-59-171E 491524

THIS INDENTURE, made this 10th day of September, 1978, 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 25th day of May, 1978, and known as Trust No. 42823, Grantor, and Richard D. Patterson, a bachelor, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as Tenant in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

Unit No. 3038 in Hemingway House Condominium as delineated on the Survey of the following Parts of Lots 5, 6, 9, 10, 13, 14, 15, 16, 17 and 18 in Sheldon's Subdivision of Block 46 in Canal Trustees' Subdivision, and parts of vacated Clark Street, vacated Wells Street and vacated North Lincoln Avenue, in the North Half and the North Half of the South East Quarter of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which Survey is attached to Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 24616476; together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and in the Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24616473 ("Operating Declaration") and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and the Operating Declaration the same as though the provisions of said Declaration and the Operating Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

This deed is executed by Grantor, 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 thereunto enabling.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, 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.

STATE OF ILLINOIS DEPT OF REVENUE REAL ESTATE TRANSFER TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE

24 646 694

BOX 533

UNOFFICIAL COPY

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

By *[Signature]*
Vice President



[Signature]
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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to be the same person whose names are subscribed to the foregoing instrument as such ~~SECOND~~ 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 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 Notarial Seal this _____ day of
SEP 19 1978, 1978.



MY COMMISSION EXPIRES:

My commission expires May 16, 1982

DELIVERY INSTRUCTIONS:

Richard D. Patterson
1825 N. Lincoln Plaza, Unit 3008
Chicago, Illinois 60614

ADDRESS OF GRANTEE:

345 Fullerton Parkway
Chicago, Illinois 60614

ADDRESS OF PROPERTY:

1825 North Lincoln Plaza
Chicago, Illinois

This instrument was prepared by:

Herbert A. Kessel, Esq
Rudnick & Wolfe
30 North LaSalle Street
Chicago, Illinois 60602
(312) 368-~~0000~~

Herbert A. Kessel
RECORDER OF DEEDS

*24646694

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 27 2 10 PM '78

END OF RECORDED DOCUMENT