

UNOFFICIAL COPY

24 737 384

THIS INDENTURE, Made this 1st day of September 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 13th day of October 1953, and known as Trust

Number 15885, party of the first part, and

Samuel J. Pearson

party of the second part.

(Address of Grantee(s)): 1491 Chantilly Court
Highland Park, Illinois 60035

10.00

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:

Unit 3 F in the 850 DeWitt Condominium, as delineated on a survey of the following described real estate:

Part of Lot A in the Consolidation of Lots 54 and 55 (except from said lots the South 8 feet thereof) and Lots 56, 57 and 58 (except from Lot 58 the West 15 feet 11 3/8 inches thereof) in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded in the office of Recorder of Deeds, Cook County, Illinois as Document 24641583 together with its undivided percentage interest in the Common Elements as set forth in said Declaration of Condominium Ownership.

Grantor also hereby grants to Grantee, and Grantee's 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 Declaration, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This conveyance is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein,

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index No. 17-03-227-014-0000.

Subject to: (1) general real estate taxes for 1978 and subsequent years; (2) special city or county taxes or assessments for improvements not yet completed; (3) easements, covenants, conditions, restrictions and building lines of record; (4) encroachments, if any; (5) public utility easements; (6) applicable zoning and building laws or ordinances; (7) acts done or suffered by Grantor; (8) Condominium Property Act of Illinois; (9) Declaration of Condominium Ownership and all amendments thereto; (10) Chapter 100.2 of the Municipal Code of Chicago; (11) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium Ownership; (12) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (13) existing tenancy, if any; (14) rights of Comco Electronics Inc., under agreement dated July 1, 1974, for operation of television antenna system; (15) rights of Westinghouse Electric Corporation, Elevator Division, under agreement dated June 15, 1972, for maintenance of elevators; (16) rights of Robert L. Weiner, Operator, under agreement dated May 1, 1975 and amended March 1, 1978 for operation of coin-operated laundry equipment; and (17) rights of M-C-R Management Company, an Illinois corporation, under agreement dated April 29, 1975.

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 Tenant, if any, of this Unit, has either waived or has failed to exercise his right of first refusal to purchase the unit or has exercised such right of first refusal pursuant to Chapter 100.2 of the Municipal Code of Chicago and Section 30 of the Illinois Condominium Property Act.

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.

ATTEST:

LaSalle National Bank

as Trustee as aforesaid,

By

Assistant Secretary

Assistant Vice President



This instrument was prepared by:
ALSO C. WICKS
208 South LaSalle Street
Chicago, Illinois 60604

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

MAIL TO: EARL SCARIT, ONE N. LASALLE ST, SUITE #1015, CHGO, ILL 60602

17-03-227

4/8 6657508 Powell

CITY OF CHICAGO
DEPT. OF REAL ESTATE
RECORDS & CLERK
24 737 384

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STATE OF ILLINOIS
COUNTY OF COOK

} ss: JUDY MARUSZAK

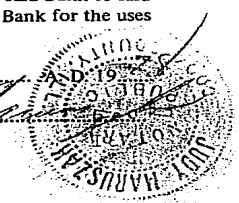
I, a Notary Public in and for said County,
James A. Clark
in the State aforesaid, DO HEREBY CERTIFY that.....

Assistant Vice President of LA SALLE NATIONAL BANK, and H. KEGEL

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 as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as 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 25th day of Sep

[Signature]
NOTARY PUBLIC



My Commission expires on July 12, 1980

COOK COUNTY, ILLINOIS
FILED FOR RECORD

NOV 27 '78 12 33 PM

[Signature]
RECORDED BY DELOS

*24737384

Box No.

TRUSTEE'S DEED

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

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690
8028-A AP (6-74)

END OF RECORDED DOCUMENT