

UNOFFICIAL COPY

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This Indenture, made this 21st day of December, 1978, between CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a national bank-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 23rd day of July, 1978, and known as Trust Number 23333, party of the first part, and Barbara J. Schmitt, a woman, divorced and not remarried, of 3930 N. Pine Grove, #2412, Chicago, IL 60613, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, 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 Chicago, Cook County, Illinois, to-wit:

Unit No. 415 in the Lake Park Plaza Condominium, as delineated in a survey of the following described real estate: Lots 1 and 2 in Block 2 in Equitable Trust Company's Subdivision of Lots 1 and 2 in Pine Grove, a subdivision of Fractional Section 21, Township 40 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 recorded as Document 24769207 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to 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 party of the first part 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 deed 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 thereto belonging.

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

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; j) existing leases.

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.

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 thereunto enabling. HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer the day and year first above written.

CENTRAL NATIONAL BANK IN CHICAGO, as Trustee, as aforesaid, and not personally,

This Instrument was prepared by: CHARLES M. STEINBERG, P.C. One East Huron Street Chicago, Illinois 60611



Signature of Trust Officer and Assistant Trust Officer

10.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 5362  
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 24 795 287  
REVENUE 80.00

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*William H. Wilson*  
RECORDED FOR DEED

COUNTY OF COOK  
STATE OF ILLINOIS

JAN 3 '79 2 20 PM

\*24795287

SS.

I, *J. Roberts*  
a Notary Public in and for said County, in the State aforesaid, DO HEREBY

CERTIFY that SALLIE J. VLOEDMAN  
Trustee of CENTRAL NATIONAL BANK IN CHICAGO,

B. M. SANTA ANA  
a national banking association, and  
Assistant Trust Officer of said national banking association, personally known to  
me to be the same persons whose names are subscribed in the foregoing instrument  
as such Vice President and Assistant Trust Officer, 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 national banking association, as Trustee, for the uses and purposes therein  
set forth; and the said Assistant Trust Officer did also then and there acknowledge  
that he, as custodian of the corporate seal of said national banking association, did  
affix the said corporate seal of said national banking association to said instrument  
as his own free and voluntary act, and as the free and voluntary act of said national  
banking association, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21<sup>st</sup> day  
of December, 1978

My commission expires 7-21-81



DEED

CENTRAL NATIONAL BANK  
IN CHICAGO

As Trustee under Trust Agreement

TO

MAIL TO:  
HARRY A. BAHRMASEL  
188 W. RANDOLPH  
Suite 927  
CHICAGO, ILL. 60601

Central National Bank  
120 South LaSalle Street, Chicago, Illinois 60602

FORM 507-028 (REV. 1/77)

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