

UNOFFICIAL COPY

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This Indenture, made this 21st day of December 19 78 between CENTRAL NATIONAL BANK IN 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 23rd day of July 19 78, and known as Trust Number 23333, party of the first part, and Susan Featherstone, a single woman never married, Charles B. Mofitt, a bachelor, as tenants in common of Chicago, Illinois, 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. 2914 in the Lake Park Plaza Condominium, as delineated on the following described real estate: Lots 1 and 2 in Block 2 in the 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 247EE207 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 all 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, their 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, 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.

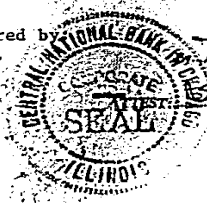
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. EXCEPT, 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 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 Vice-President and attested by its Assistant Trust Officer the day and year first above written.

CENTRAL NATIONAL BANK IN CHICAGO, as Trustee, as aforesaid, and not personally, [Signature] Vice-President [Signature] Assistant Trust Officer

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

10.00



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 38
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 40.00

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Arthur R. Sloan
RECORDER OF DEEDS

COUNTY OF COOK JAN 9 9 20 PM
SS.
STATE OF ILLINOIS

*24795304

JOAN F. BARNES

I, _____
a Notary Public in and for said County, in the State aforesaid, DO HEREBY

CERTIFY, that H. DALE HARTMAN
Vice-President of CENTRAL NATIONAL BANK IN CHICAGO,
SALLIE J. VLOEDMAN

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 to 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 26th day
of December, 1978.

Joan F. Barnes
Notary Public.

My commission expires _____ MY COMMISSION EXPIRES MARCH 14, 1982

Property of Cook County Clerk's Office

DEED
CENTRAL NATIONAL BANK
IN CHICAGO
As Trustee under Trust Agreement
TO

Mail to:
Arthur F. Evans
180 W. La Salle Suite 1506
Chicago, Ill. 60601

Central National Bank
120 South LaSalle Street, Chicago, Illinois 60603
FORM 807-028 (REV. 1/77)

DEPT. OF RECORDED DOCUMENTS