

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 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, 1978, and known as Trust Number 23333, first part, and Theodore Pablecas, a bachelor, 3550 N Lake Shore, #2301 of Chicago, Illinois 60657, 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. 711 in the Lake Park Plaza Condominium, as delineated on survey of 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 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 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 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,

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

Frederick M. ...
 TRUST OFFICER
... Santa Ana
 Assistant Trust Officer

1000

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 500 S. ...
 CHICAGO, ILL. 60607

CITY OF CHICAGO
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 500 S. ...
 CHICAGO, ILL. 60607

24 806 826

6# 49 5767 606 78 27HE 0TC

COUNTY OF COOK
STATE OF ILLINOIS

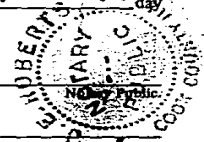
SS.

I, *J. E. Roberts*
SALLIE J. VLOEDMAN
a Notary Public in and for said County in the State of Illinois, DO HEREBY

CERTIFY that
S. M. SANTA ANA
President of CENTRAL NATIONAL BANK IN CHICAGO,

a national banking association, and *S. M. SANTA ANA*
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 ~~Witness~~ 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 *21st* day
of *December*, 19*28*.
J. E. Roberts
My commission expires *7-21-31*



BOOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 18 '29 1 43 PM

RECORDS & ASSESSOR

24806826

DEED

CENTRAL NATIONAL BANK
IN CHICAGO

As Trustee under Trust Agreement

TO

Theodore Pableans
3550 N. Lake Shore Dr. #2301
Chgo, IL

Central National Bank
120 South LaSalle Street, Chicago, Illinois 60603

FORM 507-028 (REV. 1/77)

Property of Cook County Clerk's Office