

# UNOFFICIAL COPY

24 815 278

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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 Fred Schnair married to Ruth Schnair and Howard Schnair married to Nancy I. Schnair of Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

Handwritten notes: *mpd 1*, *EB 602 8L 91*, *001-12-41*

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Chicago, Cook County, Illinois, to-wit:

Unit No. 310 in the Lake Park Plaza Condominium, as delineated on a 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 above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

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, SUBJECT, 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.

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



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

*[Signature]*  
Vice-President  
*[Signature]*  
Assistant Trust Officer

Mail: *Ron Jutt*

BOX 533

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
34.5  
CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Trust Officer of the CENTRAL NATIONAL BANK IN CHICAGO, Grantor, 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 act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes herein set forth.

Given under my hand and Notarial Seal 12-28-78  
Date

*Patricia A. Wilkey*  
Notary Public



COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
JAN 25 9 00 AM '79

*Edna R. Wilson*  
RECORDER OF DEEDS  
\*24815278

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

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

FORM 807-009 (REV. 11/72)

END OF RECORDED DOCUMENT