

TRUSTEE'S DEED

24 874 270

Form 2459 0822203 Individual The above space for recorders use only

THIS INDENTURE, made this 14th day of September, 1978, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF 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 1st day of July, 1976, and known as Trust Number 39096 party of the first part, and Blanche Kirian, a spinster 33 North LaSalle Street party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See legal description attached hereto.

COOK COUNTY, ILLINOIS FILED FOR RECORD

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together with the tenements and appurtenances thereto belonging.

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

Prepared by: Jack E. Charon 39 South La Salle Street Chicago, Illinois 60603

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 thereto attaching. This deed is made subject to the liens of all trust deeds, mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused the same to be signed to those presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not for itself.



By: [Signature] VICE PRESIDENT Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, } ss. COUNTY OF COOK }

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 Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a 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 Secretary, 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary, and that said voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

[Signature of Olga Y. Branatic]

Notary Public

DELIVERY INSTRUCTIONS NAME: Jack E. Charon STREET: 39 S. La Salle St. CITY: Chicago, Ill. 60603

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE Apt. 304, 1747 Crystal Lane Mount Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER

BOX 533

10.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE

WALKER WIFE 475476

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# UNOFFICIAL COPY

Unit No. 304 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Crystal Towers Condominium Development, being a consolidation of Lot "A" and outlot "B" of Tally Ho Apartments, a development of part of the northeast quarter of the northeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 aforesaid; thence North 62° 45' 17" West along the Northeasterly line of said Lot 1 for a distance of 550.00 feet; thence South 27° 14' 43" West (at right angles thereto) 412.14 feet to the point of beginning of the land being herein described; thence North 90° 00' 00" West 188.24 feet to a point on the West line of Lot 1 aforesaid 300.00 feet North of the Southwest corner of said lot; thence South 00° 00' 00" East along said West line 300.00 feet to the Southwest corner of Lot 1 aforesaid; thence North 89° 22' 27" East along the South line of Lot 1 aforesaid for a distance of 410.00 feet; thence North 00° 37' 33" West 182.38 feet; thence North 62° 45' 17" West 247.16 feet to the point of beginning, in Cook County, Illinois.

which said survey is attached as Exhibit "B" to a certain Declaration of Condominium Ownership made by American National Bank & Trust Co. of Chicago, as Trustee under a certain Trust Agreement dated July 1, 1976 and known as Trust No. 39096 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 23997772.

together with an undivided 1.24 % interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium and Survey).

Grantor furthermore expressly grants to the 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 the rights and easements set forth in other Declarations of Condominium Ownership whether heretofore or hereafter recorded affecting other premises in Lot 1, in Crystal Towers Condominium Development aforesaid, including, but not limited to, the easements for ingress and egress set forth therein.

This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, the rights and easements appurtenant to and for the benefit of said land as defined and set forth in a Declaration of Easement dated June 30, 1977 and recorded July 5, 1977 in the Office of the Cook County Recorder of Deeds as Document No. 23997771.

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**END OF RECORDED DOCUMENT**