

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

24 921 214

Form 2459 Rev. 5-77

APR 11 1979 9 00 AM

The above space for recorders use only

24921214

ORL 05 6690942
14 28-318

THIS INDENTURE, made this 9th day of March, 1979, 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 7th day of February, 1979, and known as Trust Number 45768 party of the first part, and John J. Fergus, Jr., a bachelor 34 S. Sixth, LaGrange, IL party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND 00/100 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:

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 heirs, assigns, benefit and behoof, forever, of said party of the second part.

The tenant of the unit had no 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 thereto enclosing. This deed is made subject to the liens of all trust deeds and 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 its name to be signed to these 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 personally



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

STATE OF ILLINOIS, } ss.
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY
P. JOHANSEN
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

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, Grantor, 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's 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.

Given under my hand and Notary Seal.

Date APR 10 1979

[Signature] Notary Public

DELIVERY INSTRUCTIONS

NAME: John J. Fergus
STREET: 515 Wrightwood
APT: 4303
CITY: Chicago, Ill 60614
OR BOX 533

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

515 W. Wrightwood

10.00

STATE OF ILLINOIS
DEPT. OF REVENUE
JUL 5 1979
CITY OF CHICAGO
DEPT. OF REAL ESTATE TRANSACTIONS TAX
APR 10 1979
24921214

EXHIBIT B

LEGAL DESCRIPTION OF UNIT

UNIT * 303 IN 515 WRIGHTWOOD CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:
 LOTS 1 AND 2 AND LOT 3 (EXCEPT THE EASTERLY 15.3 FEET THEREOF) IN H.M. ROBART'S SUBDIVISION OF LOTS 15 TO 19 BOTH INCLUSIVE AND ALLEY SOUTHWEST OF AND ADJOINING LOTS 17 TO 19 BOTH INCLUSIVE IN ANDREWS AND OTHERS SUBDIVISION OF BLOCKS 1 AND 2 OF OUR LOT IN WRIGHTWOOD, A SUBDIVISION IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1979, AND KNOWN AS TRUST NUMBER 45768, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24874651, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR 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 CONVEYANCE 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.

SUBJECT TO: ENCROACHMENTS, IF ANY; BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1978 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; MATTERS DISCLOSED IN THE PROPERTY REPORT; ACTS DONE OR SUFFERED BY PURCHASER; EXISTING LEASE IF ANY; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS, IF ANY.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL, THE LEGAL OR EQUITABLE RIGHT OF THE TENANT(S), IF ANY, TO THE POSSESSION OR ACQUISITION OF THE UNIT, OTHER THAN POSSESSION PURSUANT TO LEASE, HAS BEEN EXTINGUISHED BY THE FAILURE TO EXERCISE OR THE WAIVER OF SAME.

GRANTOR ALSO ASSIGNS TO GRANTEE, HIS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE ---, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

24 921 214

END OF RECORDED DOCUMENT