

TRUSTEE'S DEED

24982972

Form 201

Joint Tenancy

The above space for recorders use only

COCK  
C.C. NO. 015

THIS INSTRUMENT, made this 26TH day of APRIL, 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 24TH day of MAY, 1976, and known as Trust Number 38739, party of the first part and DAVID D. ANDERSON AND JANICE L. ANDERSON, IN JOINT TENANCY, 6019 SOUTH INGLESIDE, CHICAGO, ILLINOIS, parties of the second part.

534630-66-95-349 A-

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 TEN DOLLARS AND NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to-wit:

(SEE RIDER ATTACHED HERETO INCORPORATED HEREIN AND MADE A PART HEREOF)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

MAY 31 '79 2 14 PM

RECORDED FOR DEEDS

\*24982972

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION OF CONDOMINIUM THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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 above stated, and not personally.



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

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Greater personally known to me to be the same persons whose names are subscribed to the foregoing instrument on such date 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, MAY 24 1979  
*[Signature]* Notary Public

STATE OF ILLINOIS  
COUNTY OF COOK  
This instrument was attested by:  
PETER JOHANSEN  
Notary Public  
33 North La Salle Street  
Chicago, Illinois  
COURT, ILL.

NAME: Sheldon Namad  
STREET: 77 So. Wacker Drive  
CITY: Chicago, Ill. 60606  
OR  
INSTRUCTIONS: RECORDER'S OFFICE BOX NUMBER

BOX 533

CANCELED  
STATE OF ILLINOIS  
RECORDERS TRANSFER TAX  
CITY OF CHICAGO  
STATE TRANSACTION TAX

10.00

UNOFFICIAL COPY

RIDER INCORPORATED IN AND MADE A PART OF  
TRUSTEE'S DEED DATED APRIL 26, 1979, WHICH TRUSTEE'S  
DEED IS SET FORTH ON THE REVERSE SIDE HEREOF

Unit 2-N as delineated on survey of the following described parcel of land (hereinafter referred to as Parcel): Lot 11 (except the North 6 feet thereof) and the North 11 feet of Lot 10 in Block 37 in Subdivision of land marked Grounds of the Presbyterian Theological Seminary of the North West on the recorded plat of the Town of Hyde Park in the South West fractional quarter of Section 12, Township 38 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago, a National Banking Association, not individually, but as Trustee under Trust Agreement dated May 24, 1976, and known as Trust Number 38739, and said Declaration of Condominium Ownership having been recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 24846563 together with an undivided 16.67 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), all in Cook County, Illinois, subject to:

- (a) rights of the public, the municipality, and the State of Illinois in and to the East 8 feet of the Parcel used as a public alley;
- (b) building lines, covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium with regard to said real estate and all amendments, if any, thereto;
- (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any;
- (d) encroachments, if any, either upon the Property or by the Property upon another parcel of real estate;
- (e) party wall rights and agreements, if any;
- (f) existing leases and tenancies;
- (g) limitations and conditions imposed by the Condominium Property Act;
- (h) special taxes or assessments for improvements not yet completed;
- (i) any unconfirmed special tax or assessment;
- (j) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed;
- (k) general taxes for the year 1978 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s) 1978 and 1979;
- (l) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium;
- (m) matters disclosed in the Property Report, if any;
- (n) limitations and conditions imposed by the City of Chicago Condominium Ordinance;
- (o) special city or county taxes, if any;
- (p) acts done or suffered by Purchaser;
- (q) encroachment of 3 story brick and basement building located primarily on land to the South, being 0.03 feet North of the South line of the land at a point 24.80 feet East of the Southwest corner thereof to a point 0.05 feet North of said South Line at a point 54.36 feet East of said Southwest corner as set forth on survey recorded with the Declaration as Document 24846563.

Party of the first part also hereby grants to the party(s) of the second part, his (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 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

END OF RECORDED DOCUMENT