

UNOFFICIAL COPY

TRUSTEE'S DEED

24983217

Form 245, Rev. 5-77

1428318

Individual

The above space for recorders use only

COOK
C. 1. 3. 016

THIS INSTRUMENT, 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 David L. Whitehill, A Bachelor 1424 Willow Rd Homewood, 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:

UNIT * 214 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 EASTELY 10.3 FEET THEREOF) IN H.M. HOBART'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 OUT LOT A 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 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.

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Hernandez/Smith
Doc # 66-90-935 Recorder # 495177

RECORDED
STATE OF ILLINOIS
ESTATE TRANSFER TAX
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24983217
Office