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24990085

William H. Olson
RECORDED BY 02202

TRUSTEE'S DEED COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 6 '79 9 00 AM

*24990085

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this SIXTH day of March, 1979, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the twenty-eighth day of September, 1978, and known as Trust Number 5455, party of the first part, and

JUSTIN O. LEHAHAN & LEE B. LEAVITT,

10.00

of 6259 N. SHERIDAN ROAD, CHICAGO, ILL. 60660, party(s) 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 party(s) 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:

Unit 503 in the 5455 Edgewater Plaza Condominium, as delineated on a survey of the following described real estate:

Part of the South 242 feet of the North 875 feet of the East fractional half of the North East 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois ("Property")

which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 24870735 together with its undivided percentage interest in the Common Elements.

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 conveyance and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants, conditions, restrictions 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 thereunto belonging. TO HAVE AND TO HOLD the same unto said party(s) of the second part, forever, not in tenancy in common, but in joint tenancy, subject to:

- (a) General real estate taxes for 1978 (the first estimated installment having been deposited with the Cook County Collector), 1979 and subsequent years;
- (b) Building line 25 feet West of the East line of the Property as established by decree in Case No. 285574 Circuit Court of Cook County, Illinois, as shown on the Plat recorded July 9, 1908 as Document No. 4229498;
- (c) Ordinance by the Board of Commissioners of the Chicago Park District for an extension of Lincoln Park over and upon submerged lands under the waters of Lake Michigan recorded July 15, 1949 as Document No. 14592007 and recorded October 26, 1950 as Document No. 14936748;
- (d) Declaration of Easements and Covenants recorded June 15, 1970 as Document No. 21183567 and

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 REVENUE JUN-879
 0 2 3 6
 50.00
 COOK CO. NO. 015
 1 0 4 3 7 9
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 47.00
 24990085

UNOFFICIAL COPY

- (e) re-recorded June 22, 1970 as Document No. 21190133;
- (f) Sewer over, along, under and onto the North 45.67 feet of the Property as disclosed by plat of survey;
- (g) Drainage and catch basin over, along, under and onto the Property as disclosed by plat of survey;
- (h) Rights of public or quasi-public utilities, if any;
- (i) Agency Agreement dated September 28, 1978 and recorded October 3, 1978 as Document No. 22955752 relative to that certain Ordinance adopted by the City of Chicago on July 8, 1969 designating the Property as part of a Planned Development No. 69 in accordance with Plan of development, as reported in the Journal of the City of Chicago on pages 5801 through 5804 thereof;
- (j) Unrecorded lease, dated April 1, 1969, with Cole-Coin Operated Laundry Equipment, Inc. demising the laundry room on the second floor of the apartment tower located on the Property for a term expiring April 30, 1983;
- (k) Rights of ~~some~~ Electronics, Inc. under an agreement dated September 1, 1978 to install, maintain and service a master television antenna system;
- (l) Applicable zoning and building laws or ordinances;
- (m) Acts done or suffered by party(s) of the second part;
- (n) Condominium Property Act of Illinois;
- (o) Chapter 100.2 of the Municipal Code of Chicago;
- (p) Existing lease to the unit, if any;
- (q) The Declaration of Condominium Ownership for 5455 Edgewater Plaza.

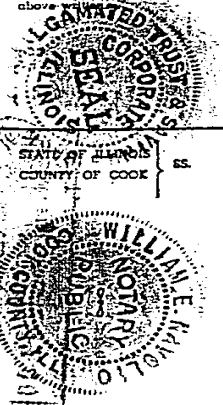
THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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 therein embracing. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or required in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally.

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



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY, that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Assistant 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 acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of May, 1979
William E. Harrello
Notary Public
My commission expires 11/13/82

DELIVER TO
NAME A. Donald Baumgartner
STREET 4815 W. Fullerton Ave.
CITY Chicago, Ill. 60639
OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
5455 N. SHERIDAN ROAD
CHICAGO, ILLINOIS 60640
Prepared by Amalgamated Trust & Savings Bank, Land Trust Dept.
100 S. State St., Chicago, Illinois 60603
By Katharine E. Blumenthal
Asst. Vice Pres.

24990085

OUR F.B. 79-185

UNOFFICIAL COPY

Property

ILLINOIS DEPARTMENT OF LOCAL GOVERNMENT AFFAIRS
Office of Financial Affairs

REAL ESTATE TRANSFER DECLARATION

Except as to Exempt Transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested therein.

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER ACT AND IS TO BE FILLED OUT BY THE SELLERS AND BUYER OR THEIR AGENTS.

LEGAL DESCRIPTION: Sec. 8 Twp. 40 North Range 14 East
(Use additional sheet, if necessary)

Unit 503 in the S455 Edgewater Plaza Condominium, as delineated on a survey of the following described real estate:

Part of the South 242 feet of the North 875 feet of the East fractional half of the North East 1/4 of Section 8, 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 24870735 together with its undivided percentage interest in the common elements.
Lot Size (Approximate) 1,000 sq ft. or Acreage _____

Permanent Real Estate Index No. 14-08-203-010-0000 Date of Deed March 6, 1979 Type of Deed Trustees

Address of Property 5455 North Sheridan Road Street or Rural Route
Chicago City or Village Lake View Township

The following questions must be answered:

- | | |
|--|---|
| 1. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Is this transfer between relatives or related corporations? |
| 2. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Is this a compulsory transaction? (In lieu of Foreclosure, Court Order, Divorce, Condemnation, Probate, Etc.) |
| 3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Is this in fulfillment of an installment contract for deed? |
| 4. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Does buyer hold title to adjacent properties? |

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary.)

- Check property usage—
- Residence
 - Vacant Land/Lot
 - Apartment (6 units or less, owner occupied)
 - Commercial Apartment (over 6 units)
 - Farm
 - Store, office, commercial building
 - Industrial
 - Other (Specify) Condominium

Full actual consideration	<u>46,900</u>
Less amount of personal property included in purchase	<u>-0-</u>
Net consideration for real estate	<u>46,900</u>
Less amount of mortgage to which the transferred real estate remains subject	<u>-0-</u>
Net taxable consideration to be covered by stamps	<u>46,900</u>
Amount of tax stamps (50¢ per \$500 or part thereof of taxable consideration.)	<u>47.00</u>

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.
Name and Address of Seller (Please Print) Amalgamated Trust & Savings Bank, 100 S. State Street, Chicago, Il.

Signature: Mary C. Clark Seller or Agent

Name and Address of Buyer (Please Print) Joe B. Keady, 5455 N. Sheridan Road, Chicago, Il.

Signature: Joe B. Keady Buyer or Agent

Use space below for tax mailing address, if different from above.
Name Same Street or Rural Route _____ City _____

County _____
Date COOK (116)
JUN 6 1979
Doc. No. _____
Vol. _____
Page 24990085
Received By: _____
For Recorder's Use Only

445 Form DR. 223 50M 11/75



CITY OF CHICAGO TRANSACTION TAX
REAL PROPERTY TRANSFER

CHECK ONE
 DECLARATION
 EXEMPTION

RECORDER'S
OR REGISTRAR'S
DEED NO.

DATE RECORDED

(FOR RECORDER'S USE ONLY)

BOOK (116)
JUN 6 1979

Instructions: The following declaration must be filled out completely, signed by at least one of the grantees (purchasers), signed by at least one of the grantors (sellers), and presented to the Chicago Department of Revenue at the time of purchase of real property transfer stamps as required by the Chicago Transaction Tax Ordinance.

The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.

Any transaction involving the transfer of real property located in the City of Chicago is presumed to have been consummated in the City of Chicago for purposes of enforcing this tax.

Note: The Chicago Transaction Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 200.1-2B6 and 200.1-4.

To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that the above referenced transaction and attached deed represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph (s) _____ of Section 200.1-2B6 of said ordinance as set forth on the reverse side of this form:

I hereby declare that the above referenced transaction and the attached deed represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph (s) _____ of Section 200.1-4 of said ordinance as set forth on the reverse side of this form:

Details for exemption claimed: (explain) _____

Permanent Property Index No. 14-08-203-010-0000

Date of Deed March 6, 1979

Type of Deed Trustees

Address of Property 5455 N. Sheridan Road, Chicago, Illinois 60640
STREET ZIP CODE

FILL IN FOR DECLARATION FORM ONLY

Full Actual Consideration (Include Amount Of Mortgage & Value Of Liabilities Assumed) 46,900

Amount of Tax Stamps (For Full Actual Consideration See Schedule Of Rates) 50

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)

(Seller)

Amalgamated Trust & Savings Bank,
as Trustee

100 S. State Street, Chicago, Ill.

60603
ZIP CODE

Signature Mary Chluch

SELLER OR AGENT

Grantee: (Please Print)

(Purchaser)

Justin Lenahan

5455 N. Sheridan Road, Chicago, Ill.

60640

Signature Lee B. ...

PURCHASER OR AGENT

21990055

END OF RECORDED DOCUMENT