

UNOFFICIAL COPY



TRUSTEE'S DEED FOR RECORD

AUG 29 1 43 PM '77

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RECORDER OF DEEDS

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made this 5th day of August, 1977, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds, duly recorded and delivered to said company in pursuance of a trust agreement dated the 6th day of August, 1962 and known as Trust Number 44731, party of the first part and Jeannette Sachs, a widow and not since remarried, 100 N. LaSalle St. Chicago, IL 60601

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 convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 304, as delineated on survey of Lots 12, 13, and 14 in Block 3 in Adams and Browns' Addition to Evanston, in the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 19, Township 41 North, Range 14 E.S. of the Third Principal Meridian (hereinafter referred to as "Parcel") which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Chicago Title and Trust Company as Trustee under trust agreement dated August 6, 1962 and known as trust number 44731, recorded in the office of the Recorder of deeds of Cook County, Illinois as Document #23974177 together with an undivided 2.05 percent 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) in Cook County, Illinois.

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, use, use and behoof forever of said party of the second part.

SUBJECT TO: Condominium Property Act of Illinois, Declaration of Condominium and Amendments thereto, Real Estate Taxes for 1977 and subsequent years, possible encroachments, Easement for light and air recorded as Document #18700731

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid.

By *Barbara A. Washburn* Assistant Vice-President

Attest *Lee Molleris* Assistant Secretary



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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 act and as the free and voluntary act of said Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal 8-16-77

Monica Sanders Notary Public

DELIVERY INSTRUCTIONS
NAME *Alice Justeman*
STREET *1514 Mulford*
CITY *Evanston, Ill.*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

835 Ridge Ave.
Evanston, IL

THIS INSTRUMENT WAS PREPARED BY:
Thomas V. Szymczyk

111 West Washington Street
Chicago, Illinois 60602

BOX 533

AUG 29 10.00 AM '77
Opp. OE

10.00
COOK COUNTY, ILL.
021514
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE: 29.50

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Unit No. 304 is delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots Twelve (12) Thirteen (13) and Fourteen (14), in Block 3 in Adams and Brown's Addition to Evanston, in the North 1/2 of the North 1/2 of the Southwest 1/4, Section 19, Township 41 North, Range 14, East of the Third Principal Meridian East of Ridge Road, Cook County, Illinois, according to the plat thereof recorded on June 17, 1977, as Document No. 23974177 which survey is attached as Exhibit "A" to Declaration made by CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE under Trust Agreement dated August 6, 1962 and known as Trust No. 44731, and recorded in the Office of the Recorder of Cook County as Document No. 23974177 together with an undivided 2.05% interest in said parcel, (excepting from said parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and Survey). Said property being commonly known as 835 Ridge Avenue, Evanston, Illinois.

TO HAVE AND TO HOLD the same unto said party of the second part forever. 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 benefits of said property as set forth in the aforementioned Declaration and as set forth in the Declaration recorded as Document No. 23974177, and the 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.

Grantor also hereby grants to grantee, successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual, exclusive easement for parking purposes in and to Parking Area No. P-17, as defined and set forth in said Declaration and survey.

This Deed 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.

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END OF RECORDED DOCUMENT