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ILLINOIS
TRUSTEE'S DEED RECORD

24 121 836

Richard K. Hansen
RECORDER OF DEEDS
24121836



SEP 26 2 53 PM '77

Form J Rev. 4-71 Individual The above space for recorder's use only

24121836-79-59

THIS INDENTURE, made this twenty-fifth day of August, 1977, between SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO an Illinois Corporation 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 seventeenth day of June, 1977, and known as Trust Number L-1072 part of the first part, and RICHARD WEXNER, of 445-447 West Fullerton

Avenue, Chicago, Illinois, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable conditions in hereof 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:

(See Exhibit "A" attached hereto)

SUBJECT TO:

- 1. The Declaration of Condominium.

(Continued on Exhibit "B" attached hereto)

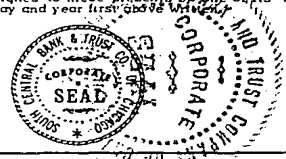
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

11.00

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 thereunto enabling. This deed is made subject to the liens of all taxes, deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

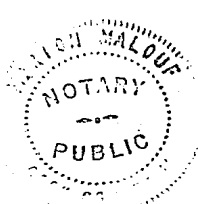
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO as Trustee, as aforesaid, and not personally.



By *Shaul Bencher* VICE PRESIDENT
Attest *Eugene K. Han* ASSISTANT SECRETARY

STATE OF ILLINOIS, SS. COUNTY OF COOK



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 SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO, an Illinois Corporation, 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 Illinois Corporation 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 Illinois Corporation caused the corporate seal of said Illinois Corporation 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 Illinois Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, Date 9-21-77
Malouf Notary Public
My Commission Expires Nov. 22, 1978

DELIVER OR INSTRUCTIONS
NAME Chicago Title Insurance Company
STREET 111 West Washington Street
CITY Chicago, Illinois 60602
Attn: Ms. Helen Kullberg (Escrow No. 359447)
RECORDER'S OFFICE BOX NUMBER 533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
445-447 West Fullerton Avenue
Chicago, Illinois 60614

THIS INSTRUMENT PREPARED BY:
Robert G. Davidson, Greenbecker, Krauss & Jacobs, Chartered,
180 North LaSalle Street, Chicago, Illinois 60601

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EXHIBIT "A" TO TRUSTEE'S DEED DATED
AUGUST 25, 1977 BETWEEN SOUTH CENTRAL BANK
AND TRUST COMPANY OF CHICAGO, AS TRUSTEE
UNDER TRUST NO. L-1072 and RICHARD WEXNER

Unit No. 3B as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): The West 55 feet of Lots 1 and 2 (except a triangular track in the Southeast corner thereof described as follows: Commencing on the South line of said Lot 2 at a point 55 feet East of the Southwest corner of said lot; thence West on the South line of said Lot 2, 14.95 feet; thence North-easterly to a point in the East line of said West 55 feet of Lots 1 and 2, which is 6.35 feet North of the South line of said Lot 2; thence South on the East line of said West 55 feet of Lots 1 and 2, 6.35 feet to the place of beginning) and that part of Lot 3 described as follows: commencing at the North-westerly corner of said Lot 3, thence East on the North line of said Lot 3, 14.95 feet; thence Southwesterly to a point in the Westerly line of the said Lot 3, which is 5.85 feet Southeasterly from the Northwesterly corner of the said Lot 3; thence Northwesterly along the Westerly line of said Lot 3, 5.85 feet to the place of beginning, all in William Barry's Subdivision of Block 4 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit A to Declaration of Condominium made by South Central Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated June 17, 1977, and known as Trust No. L-1072, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24121833; together with an undivided 12.5 % 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).

Grantor also hereby grants to grantee, its 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 aforementioned Declaration, 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 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.

Permanent Real Estate Index Number: 14-33-105-018-0000

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EXHIBIT "B"

2. General taxes for the year 1977 and subsequent years and special taxes and assessments for 1977 and subsequent years.
3. Zoning and building laws and ordinances.
4. Encroachments and all matters shown on the Plat of Survey attached to the Declaration of Condominium.
5. Limitations imposed by The Condominium Property Act of the State of Illinois.
6. Recorded utility easements and building lines of record.
7. Recorded Grant of Easements dated August 25, 1977.

Property of Cook County Clerk's Office
24 121 836

END OF RECORDED DOCUMENT