

UNOFFICIAL COPY

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TRUSTEE'S DEED
~~Joint Tenancy~~

THIS INSTRUMENT, made this fifth day of October, 1977, 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 executed 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 eleventh day of February, 1974, and known as Trust Number 32679, party of the first part, and David L. Ward and Elaine Shapiro

of 360 Wellington Chicago, Illinois, as ~~joint tenants and not as tenants in common, party 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 parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 1226 (called "Unit") as delineated on Survey of Lot 1 in Block 1 in Baird and Warner's Subdivision of Block 12 of Hundley's Subdivision of Lots 3 to 21 inclusive and Lots 33 to 37 inclusive in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with the vacated alley in said block and the tract of land lying Easterly of and adjoining said Block 12 and Westerly of the Westerly line of North Shore Drive (excepting street previously dedicated) in Cook County, Illinois (called "Property") which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated February 11, 1974 and known as Trust No. 32679, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24132761, together with an undivided .052% interest in the Property (excepting from said Property all the property and space comprising all the units thereof as defined and set forth in the Declaration and Survey), together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as ~~joint tenants and not as tenants in common~~, and to the proper use, benefit and behoof, forever, of said party of the second part SUBJECT ONLY TO: (a) general real property taxes for the year 1977 and subsequent years; (b) grant of easement in favor of Commonwealth Edison Company for electrical facilities recorded June 13, 1961 as Document No. 18186606; (c) applicable zoning and building laws or ordinances; (d) acts done or suffered by party of the second part; (e) Condominium Property Act of Illinois; (f) existing lease to the Unit, if any; (g) 3550 Lake Shore Drive Declaration of Condominium Ownership; (h) unrecorded lease, dated April 1, 1977, with Bogue Answering Services, Inc., for a portion of the first floor of the building located on the Property, for a term expiring March 31, 1981 (affecting a common element only); (i) unrecorded lease, dated March 18, 1976, with Jerry D. Winkler, for a portion of the first floor of the building located on the Property, for a term expiring May 31, 1981 (affecting a common element only); (j) unrecorded lease, dated March 24, 1977, with Stacy McDermott and Susan Block d/b/a Anastasia, for a portion of the first floor of the building located on the Property, for a term expiring March 31, 1978 (affecting a common element only); (k) lease and license agreement, dated September 2, 1975 and recorded November 30, 1975 as Document No. 23206281, by and between Romanek-Golub & Company and Hughes Enterprises, Inc., for the laundry room located on a portion of the twenty-eighth floor of the building located on the Property, for a term expiring November 30, 1981 (affecting a common element only).

Mail: Philip Shapiro
838 Dodge
Creston, Ill

440 313 6576303 pmb-716

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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 trust 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally,

By W. H. Hansen VICE PRESIDENT

Attest J. P. Hansen ASSISTANT SECRETARY



STATE OF ILLINOIS)
COUNTY OF COOK)

SS. CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 23 1977 \$25.00

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, 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 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 this 23rd day of October, 1977



My commission expires _____

This deed was prepared by: Jay D. Levine, Esq., 208 South LaSalle Street, Chicago, Illinois 60604

ILLINOIS FILED FOR RECORD
Nov 23 9 00 AM '77

RECORDED OF DEEDS
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END OF RECORDED DOCUMENT