

10-00

24 319 449

TRUSTEE'S DEED

Individual

The above spaces for recorders use only

THIS INDENTURE, made this fourteenth day of December, 1977, 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 Fifteenth day of June, 1977, and known as Trust Number 1150, party of the first part, and SANDERLAN CLAIR SMITH

OF 330 W. DIVERSEY, CHICAGO 60657, parties 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 of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 23E, as delineated upon Survey of Lot 1 in M. E. Dorman's Subdivision of Lot 1 (except the West 50 feet thereof) in the Subdivision of the North half of Block 1 of the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; and also: Sub-Lot 1 (except that portion thereof conveyed to the City of Chicago for alley purposes by deeds recorded as Document Nos. 3115419 and 3293926) in the Subdivision of Lot 29 in Healy's Subdivision of the South half (except the West 132 1/2 feet thereof) of Block 1 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit A to Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee, under Trust Agreement dated June 15, 1977 and known as Trust No. 1150, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24189539, together with an undivided .429 % interest in the property described in said Declaration of Condominium aforesaid (excepting the unit as defined and set forth in the said Declaration of Condominium and Survey) hereinafter "Property",

together with the tenements and appurtenances thereunto belonging.

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

1. General real estate taxes for 1977 and subsequent years;
2. Unrecorded lease to Jon Goodman, Inc. dated August 15, 1977 for a term expiring September 30, 1978 (affecting a common element only);
3. Rights of Commonwealth Edison Company to maintain its vault in the Northeast corner of the Property approximately 0.5 feet West of the Easterly line and 9 feet South of the Northerly line of the Property;
4. Encroachment of the improvements located on the Property onto a public alley located West of and adjoining the Property by approximately 0.17 feet;
5. Applicable zoning and building laws or ordinances;
6. Acts done or suffered by Buyer;
7. Condominium Property Act of Illinois;
8. 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 for a term expiring November 30, 1981 (affecting a common element only);
9. 1150 Condominium Association Declaration of Condominium Ownership;
10. Existing lease to the Unit, if any.

This space for affixing riders and revenue stamps

Stamps on back

State - 45.00 City - 45.00

24 319 449

NAME SANDERLAN CLAIR SMITH
STREET 330 WEST DIVERSEY APT 2304
CITY CHICAGO, ILLINOIS 60657

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER 15

UNIT 23E FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1150 N. Lake Shore Drive

Chicago, Illinois 60611
Prepared by Amalgamated Trust
& Savings Bank, Land Trust Dept.
100 S. State St., Chicago, Illinois 60603

By: ANDREW J. PACH

Asst. Vice Pres.

DELIVER

UNOFFICIAL COPY

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.

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

By Andrew J. Pach ASSISTANT VICE PRESIDENT
Attest Katharine E. DeMott ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, 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 13th day of January 1978
Barbara J. DeMott
Notary Public

My commission expires April 7, 1979

COOK COUNTY, ILL. 103337
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 23 '78 DEPT. OF REVENUE 45.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
JAN 23 '78 DEPT. OF REVENUE 45.00

45.00

45.00

ILLINOIS
FEB 9 9 00 AM '78

CLERK'S OFFICE
FEB 9 9 00 AM '78
*24319449

END OF RECORDED DOCUMENT