

TRUSTEE'S DEED

24 327 469

1978 FEB 15 AM 1 46

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

RECORDED

Robert L. Brown

16-11 0869

The above space for recorders use only

THIS INDENTURE, made this 20th day of December, 1977, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 29th day of March, 1976, and known as Trust Number 31102, party of the first part, and PAUL M. LEE

party of the second part.

Address of Grantee(s): 9335 LANDING LANE, DEERFIELD, ILL 60016

This instrument was prepared by the Trust Department, Exchange National Bank of Chicago, La Salle & Adams Streets, Chicago, Ill. 60690. Harold Z. Novak, Senior Vice President

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.

"together with easements, tenements and appurtenances thereunto belonging"

EXHIBIT "A"

Unit No. 202 as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as the "Parcel"):

Lot 5 (except the East 105 feet thereof and except the South 4 feet thereof) and all of Lots 3 and 4 in Subdivision of Block 1 in Hundley's Subdivision of the East 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which Plat of Survey is attached as Exhibit "C" to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws For The Boardwalk Condominium in Chicago, Illinois (herein called the "Condominium Declaration") recorded in the Office of the Cook County Recorder of Deeds on October 22, 1977 as Document No. 23683030, together with an undivided 3.2480% interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Condominium Declaration and Plat of Survey).

REVENUE
4 3 4 5 8
11.00
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
3 3 5 0 0

24 327 469
CITY OF CHICAGO
REAL ESTATE TRANSACTION
DEPT. OF REVENUE
3 3 5 0 0

Unit F @ Lt C16783

Property of Cook County Clerk's Office

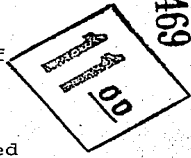
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EXHIBIT "B"

EXHIBIT "B"

1. Covenants, conditions and restrictions of record;
2. Terms, provisions, covenants and conditions, of the Declaration of Condominium and all amendments thereto, if any;
3. Private, public and utility easements including any easements established by or implied from the Declaration of Condominium and all amendments thereto, if any and roads and highways, if any;
4. Encroachments, including encroachment of coping of garage on rear of the Premises north of and adjoining the parcel over the north line of the parcel by approximately 3-1/2 inches;
5. Party wall rights and agreements, if any;
6. Existing leases and tenancies;
7. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; * * *
8. Special taxes or assessments for improvements not yet completed;
9. Any unconfirmed special tax or assessment;
10. General taxes not yet due and payable as of the date of this Deed including taxes which may accrue by reason of new or additional improvements during the year 1976 and subsequent years;
11. Installments due after the date of this Deed pursuant to the Declaration of Condominium;
12. Condominium Property Act of the State of Illinois; and
13. Acts done or suffered by or judgments against said grantee.

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UNOFFICIAL COPY

together with the tenements and appurtenances therunto belonging, 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.

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 Vice President—Trust Officer and attested by its Assistant Cashier—Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By _____ Vice President—Trust Officer

Attest _____ Assistant Cashier—Trust Officer

Eileen I. Weisbrod

STATE OF ILLINOIS } ss. a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Paul E. Geringer Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and J. L. Khile Assistant Cashier—Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President—Trust Officer and Assistant Cashier—Trust Officer 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 Bank, for the uses and purposes therein set forth; and the said Assistant Cashier—Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 29th day of December 1977

Eileen I. Weisbrod
Notary Public

This space for affixing stickers and revenue stamps

Document Number

DELIVERY

NAME
STREET
CITY

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

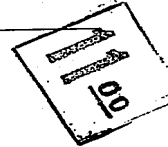
Unit 202: 4334 N. Claredon Ave.
Chicago, Illinois 60613

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

OR

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24327469

END OF RECORDED DOCUMENT