

# **UNOFFICIAL COPY**

**TRUSTEE'S DEED**

25413368

Form 2391

Joint Testimony

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THIS INDENTURE, made this First day of December , 19 79 , 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 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  
national banking association in pursuance of a certain Trust Agreement, dated the 26th  
day of March , 19 79 , and known as Trust Number 46112  
party of the first part, and MELVIN TERRY and JENNIFER TERRY, his Wife of 7337  
South Shore Drive, Chicago, Illinois 60649  
parties of the second part.

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, do hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to wit:

**Cook** County, Illinois, to-wit:

Unit Number 302 In Lake Terrace condominium as delineated on a survey of the following described real estate: Lots 139, 160, 161, 144 and 1-5 in Division 3 of the South Shore Subdivision of the North fractional half of Section 30, Township 13 North, Range 15, East of the Third Principal Meridian, together with the Resubdivision of Lots 1, 2, 4, 6, 64, 115, 127 and 128 in Division 1 of Westfall's Subdivision of 208 acres being the East half of the South West quarter and the South East fractional quarter of Section 30, Township 13 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, which Survey is attached as Exhibit A to the Declaration of Covenants recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No 2374723 and registered in the Office of the Register of Titles of Cook County, Illinois as Document No 3135546, together with an undivided interest in the common elements.

30081

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as right and easements, all other undivided real estate rights and easements for the benefit of said property set forth in the aforementioned Declaration, and, if any, any reserves or exceptions to the 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 covenants, 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.

Subject, however, to the following: (1) General real estate taxes or now due and payable, (2) special taxes or assessments for improvements not yet completed, if any, (3) fractions and conditions imposed by the Condominium Property Act of the State of Illinois, (4) terms, provision, covenants and conditions contained in, and rights and easements established by, said Declaration of Condominium for Lake Terrace Condominium and the By-Laws contained therein for Lake Terrace Condominium Association, (5) Public utility easements and easements for pipelines, roads, etc., including but not limited to those in favor of Commonwealth Edison Company, recorded on or about June 1, 1958 and April 1, 1957, (6) lots, leases or subleases by, or judgments against, grantee (Party of the second part) or anyone claiming by, through, or under grantee, including but not limited to grantee's mortgage documents, if any, and (7) existing lease, if any, but only if said lease is contemporaneously assigned to grantee or grantee's nominee hereunder.

TO HAVE AND TO HOLD the same estate and rights of the said land and houses and in full right to have and to hold the same.

~~TO HAVE AND TO HOLD the same unto said grantees of the second part, forever, not in fee simple in common, but in joint tenancy.~~  
~~The grantee hereunder is the tenant of the unit conveyed hereunder.~~

The tenant of the unit conveyed hereunder either waived or failed to exercise the right of first refusal.  
 The tenant of the unit conveyed hereunder had no right of first refusal with respect to said unit.

This deed is executed by the power of the first party, as Trustee, as aforesaid, I, the undersigned, do execute and deliver to and for the terms of said Deed of Deeds in Trust and the provisions of said Trust Agreement above recited, every other power and authority hereinabove enabling. This deed is made subject to the terms of all trust deeds and/or mortgages, real estate, etc., now, or hereafter, or hereinafter, created or recorded in said county.

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

— 1 —

Attic

ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK } 25

This instrument prepared  
by Fred A. Hauck  
American National Bank  
and Trust Company  
22 NORTH LA SALLE STREET.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, HIGHLY RESPECTED, THAT I AM A MEMBER OF THE NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association Member, nationally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. I further certify that the said instrument was executed by the said persons in their own hands, in person and voluntarily, and that they signed it as the free and voluntary act of said National Bank and Trust Company, as well as the free and voluntary act of said National Banking Association Member, and Assistant Secretary, as co-signatory of the instrument, and that the said instrument was executed in accordance with the laws of the State of Illinois, and the National Banking Association Constitution, as well as the free and voluntary act of said National Banking Association Member, and Assistant Secretary, as co-signatory and as the free and voluntary act of said National Banking Association for the uses and purposes thereto set forth.

Green under my head and Never fail

NAME Melvin Ferry  
STREET Unit 302  
9337 S. Shore Drive  
CITY Chicago, Ill. 60649  
INSTRUCTIONS OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit 302, 7337 S. Shore Dr.  
Chicago, Illinois 60649

# UNOFFICIAL COPY

1980 APR 3 PM 2 57

APR-3-80 277586 25415368 1 - 003 10.00

#362

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04/03/80

REGISTRATION

10<sub>00</sub>

WILLIAM MURRAY  
MURRAY, WILLIAM  
CHARTER & FARM  
REGISTRATION

25415368

at Delivery  
RETURN TO  
Transfer Desk

1255202

**END OF RECORDED DOCUMENT**