

RECEIVED IN BAD CONDITION

TRUSTEE'S DEED

25417947

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this First day of December, 1979, 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, 1979, and known as Trust Number 46112, party of the first part, and DANIEL W. WINSTON, divorced and not since remarried, 7818 S. Bennett Street, Chicago, Illinois 60649, party 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, 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 Number 329 in Lake Terrace Condominium as delineated on a survey of the following described real estate: 1529 137, 140, 141, 142 and 145 in Division 3 of the South Shore Subdivision of the North fractional half of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with the fractional portion of lots 1, 2, 4, 6, 12, 17 and 18 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 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25275623 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 35626, together with an undivided 1/3 interest in the common elements.

Party of the first part also hereby grants to party of the second part, his or her successors and assigns, all 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 party of the first part 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 restrictions 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 not now due and payable; (2) special taxes or assessments for improvements not yet completed, if any; (3) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; (4) terms, provisions, covenants and conditions contained in, and rights and easements established by, said Declaration of Condominium or Lake Terrace Condominium and the By-laws contained therein for Lake Terrace Condominium Association; (5) public utility easements and easements for ingress and egress, including but not limited to easement in favor of Commonwealth Edison Company, recorded on August 6, 1959 as Document No. 17621997; (6) acts done or suffered 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 unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

- 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 party of the first part as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority conferred to and vested in it by the terms of said Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto existing. This deed is made subject to the lien 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 in 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, personally.



By: [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } ss.

THIS INSTRUMENT PREPARED BY FRED MAUCK

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LA SALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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 thereunto and there acknowledged that said Assistant Secretary as a condition of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument and said Assistant Secretary's 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.

DEC 14 1979



FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

NAME Daniel W. Winston
STREET Unit #329 7337 South Shore Drive
CITY Chicago, Illinois 60649
OR
INSTRUCTIONS Chicago, Illinois 60649

RECORDER'S OFFICE BOX NUMBER

Transfer Tax Stamps Affixed to Doc. #

C # 67-59-181 E / E # 411284

3154800

1855730

Do Not Deliver RETURN TO Transfer Desk

25417947

Document Number

UNOFFICIAL COPY

Do Not Deliver

RETURN TO
Transfer Desk

1357730

REGISTERED

APR 8 1980 APR 8 PM 5 19

APR-8-80 279796 25417947 - REC 10.00

Property of Cook County Clerk's Office



25417947

1357730
IN DUPLICATE

3154860

3154860

#329

APR 8 1 38 PM '80

DELIVER TO
GANNON
REGISTERED

MAIL TO:
Ranuel W. Winkler
Unit # 329
7337 S. Shore Dr.
Chicago, Ill. 60649

END OF RECORDED DOCUMENT