

25419268

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of March 1980, between NATIONAL BOULEVARD BANK OF CHICAGO, a national banking association, not personally but 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 20th day of June 1977, and known as Trust Number 5800, party of the first part, and PHYLLIS CHEEVER, A Divorced Woman and Not Since Remarried, party of the second part. Grantee's Address: 4000 W. North, Chicago, IL 60639.

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 the said party of the second part, PHYLLIS CHEEVER the following described real estate, situated in Cook County, Illinois, to wit:

565-37-38

Unit No. 8C in the 1339 N. Dearborn Condominium as delineated on a survey of the following described real estate:

Parcel 1:

Sub-Lot 5 in Assessor's Division of Lot 8 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian; also

Parcel 2:

The North 25 feet of the West 29 feet (except that part thereof dedicated for public alley and also except the 2 feet lying North of and adjoining said alley dedicated to Katherine P. Isham) of Lot 7 of Bronson's Addition to Chicago, a subdivision of the Northeast Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian; also

Parcel 3:

Sub-Lot 6 in Assessor's Division of Lot 8 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian; also

Parcel 4:

That part of the North 25.00 feet of Lot 7 of Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, lying East of the West line and its northerly extension of the public alley dedicated by Document Number 132784 Recorded May 2, 1877 now vacated and lying West of the Southerly extension of the East line of Lot 5 in Assessor's Division of Lot 8 of Bronson's Addition to Chicago aforesaid, excepting from the above described property that part dedicated by said Document 132784 all in Cook County, Illinois; also

Parcel 5:

That part of the public alley dedicated by Document 132784 (now vacated) lying north of the south line of the North 25.00 feet of Lot 7 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian;

all in Cook County, Illinois; which survey is attached as Exhibit "A" of the Declaration of Condominium recorded as Document No. 25383595; together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, their 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 reservations contained in said Declaration the same as though the provisions were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

Wet X

10⁴⁵ MAIL

25419268

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and building liens of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; j) existing leases, if any; k) rights of public or quasi-public utilities, if any, in vacated alley; l) easements for public utilities, drainage, ingress and egress as contained in grants recorded as Document Numbers 21266392, 21279331, 21279332.

THE TENANT, IF ANY, OF THIS UNIT EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHTS OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

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 delivered to said trustee and the trust agreement above mentioned. This deed is made subject to the lien of all trust deeds and/or mortgages and assignments of rents and related security instruments 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 the duly authorized officers set forth below, the day and year first above written.

NATIONAL BOULEVARD BANK OF CHICAGO as Trustee, as aforesaid, and not personally

By [Signature]
Ass't Vice President

Attest [Signature]
Assistant Trust Officer

[Signature]
RECORDING CLERK

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 APR - 9 PM 1:11

25419268

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

25419268

I, the undersigned, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT [Signature] Ass't Vice President of the NATIONAL BOULEVARD BANK OF CHICAGO and R.J. HOAGLUND, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers 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 Bank, for the uses and purposes therein set forth; and the said Trust Officer, did also then and there acknowledge that he, as custodian of the corporate seal of said bank, did affix the 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.

1980 Given under my hand and Notarial Seal this 24th day of March

[Signature]
Notary Public
My Commission Expires April 28, 1982

THIS INSTRUMENT WAS PREPARED BY: Charles M. Steinberg, P.C.
21 W. Elm St., Chicago, Illinois 60610

Mail 40
Chicago Service Realty
2530 N. Milwaukee
Chicago, Ill. 60647
Attn: Miss Becker

END OF RECORDED DOCUMENT