

# UNOFFICIAL COPY

## TRUSTEE'S DEED

25421013

Form 2591

Joint Tenancy

The above space for recorders use only

Do Not Deliver  
RETURN TO  
Transfer Desk

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 FRANKLIN SHERMAN and JOAN M. SHERMAN, his Wife, of 1455 E. 55th Place, Chicago, Illinois, 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, does 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:

Unit Number 1214 of Lake Terrace Condominium as delineated on a survey of the following described real estate: Lots 139, 140, 141, 144 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 Resubdivision of Lots 1, 2, 4, 6, 66, 126, 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 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. 3135640 together with an undivided 2/3 interest in the common elements.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as 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 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 for 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) servitudes 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 leases, 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 parties of the second part, forever, not in tenancy 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 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 and above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the terms of all trust deeds and 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, all duly and lawfully authorized.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and by its authority.



By: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS  
COUNTY OF COOK



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

Given under my hand and Notary Seal.

Date DEC 20 1979

Notary Public

DELIVERY INSTRUCTIONS  
NAME Franklin Sherman  
STREET 1455 East 55th Place  
CITY Chicago, Illinois 60637  
OR  
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit 1214, 7337 S. Shore Dr.  
Chicago, Illinois 60649

67-59-483 E  
E# 141115 Alchman

ASS 7/6/79

25421013

Document Number

Transfer Tax Stamps Affixed to Doc. # 3155374

UNOFFICIAL COPY

APR 10 1980 APR 10 PM 5 57  
APR-10-80 281408 25421013 A - REC 10.00

#1214

10/255766

3155374

3155374

APR 10 1 39 PM '80

REGISTRAR OF DEEDS

18-20

MAIL ROOM  
CANNON  
Franklin Sherman  
14556 55th Pl.  
Chicago, Ill. 60637

Property of Cook County Clerk's Office

25421013

1255 766

Do Not Deliver  
RETURN TO  
Transfer Desk