

Trustee's Deed

25429019

THIS INDENTURE, made this 10th day of May, A.D. 1978, between NATIONAL BOULEVARD BANK OF CHICAGO, a national banking association, of Chicago, Illinois, as Trustee under the provisions of a deed in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 12th day of August, 1977, and known as Trust Number 5854 ("Grantor"), and

Phyllis Cheever, divorced and not remarried ("Grantee"), as nominee whose address is Pioneer Bank, 4000 West North Avenue, Chicago, Illinois

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto Grantee the following described real estate, together with the tenements and appurtenances thereunto belonging, situated in Cook County, Illinois, to wit:

Unit No. 15G (the "Unit") as delineated on the Plat of Survey of the following described real estate (collectively the "Parcel"):

PARCEL 1: Lots 5 and 6 in Block 3 in Waller's Addition to Buena Park in Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian,

PARCEL 2: Sub Lots 26 and 27 in Waller's Subdivision of Lot 7 in Block 3 and Lot 7 in Block 4 in Waller's Addition to Buena Park in Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, and

PARCEL 3: Lots 5, 6, 7, and 8 and that part of Lot 25 lying between the East line of Lot 4 extended North and the East line of Lot 8 extended North, being that portion of Lot 25 lying North of and adjoining Lots 5, 6, 7, and 8, all in Simmons and Gordon's Addition to Chicago, being a subdivision of Lots 10 and 19 and the vacated street lying between said lots in the School Trustees Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian,

which Survey is attached as Exhibit A to the Declaration of Condominium Ownership made by Grantor, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24491225 and registered in the Office of the Registrar of Torrens Titles of said County as Document No. 3024350 together with an undivided .252 percent interest in the Parcel (excepting from the Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Grantor further specifically grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in the aforesaid Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit, and behoof of Grantee forever.

This instrument is made subject to encroachments; building lines, conditions of the aforesaid Declaration and all amendments, if any, thereto; private, public, and utility easements, including all easements established by or implied from said Declaration or any amendments thereto; limitations and conditions imposed by the Condominium Property Act of the State of Illinois or Chapter 100.2 of the Municipal Code of Chicago; general real estate taxes for the year 1977 and subsequent years; installments due after the date of the delivery of this instrument of assessments established pursuant to said Declaration;

(continued)

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matters disclosed in the Property Report and any amendments thereto delivered to Grantee pursuant to Chapter 100.2 of said Code; acts done or suffered by Grantee; and customary exceptions of said Registrar of Torrens Titles.

THE TENANT, IF ANY, OF THE UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

This instrument 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 in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Trust Officer, the day and year first above written.

NATIONAL BOULEVARD BANK OF CHICAGO,
as Trustee as aforesaid
By [Signature]
Assistant Vice President

[Signature]
Assistant Trust Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARIAN ROBINSON, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that M. Tillin, Assistant Vice President of NATIONAL BOULEVARD BANK OF CHICAGO, and Charles A. Vrba, Assistant Trust Officer thereof who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Trust Officer, respectively, appeared before 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 BOULEVARD BANK OF CHICAGO, as Trustee, aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of April,
A.D. 1980.

[Signature]
Notary Public



My commission expires: April 28, 1982

Permanent Real Estate Index Nos. 14-16-303-012, -027, -028, & -029

After recording, mail to:

Max C. Kormfeld
One North LaSalle St.
Chicago, Ill. 60602

This instrument was prepared by:

Jeffrey Kuta, Esq.
180 North LaSalle Street
Chicago, Illinois

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