

UNOFFICIAL COPY

25439306

TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 23rd day of October 19 78, AND known as Trust Number 39027, in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quit claims Dennis M. Saletta, a Bachelor

of (Address of Grantee) 10601 South Parkside, Chicago Ridge, Illinois

the following described real estate in Cook County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

The Developer, Oaklawn Associates, an Illinois partnership, hereby certifies and warrants that any tenancy of the unit hereby conveyed either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to this unit.

Oaklawn Associates, An Illinois Partnership

By: Michael H Lurie General Partner

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and same to be signed by its Asst. Vice President and attested by its Assistant Secretary, this 14th day of APRIL, 1980.



HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally,

BY: [Signature] Asst. Vice President

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS,) SS. COUNTY OF COOK)

THIS INSTRUMENT PREPARED BY

HARVEY WALLER MICHAEL H. LURIE, LTD. 69 West Washington Street Chicago, Illinois 60602 236-3380

Given under my hand and Notarial Seal this 14th day of April, 1980

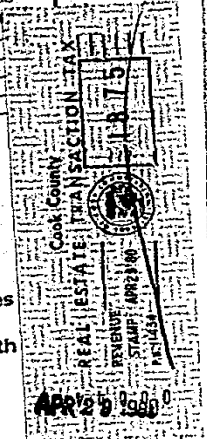
[Signature] NOTARY PUBLIC

My Commission Expires on: October 10, 1983 FOR INFORMATION ONLY, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

DELIVER TO: James B. Gottlieb Suite 3600 55 E. Monroe Chicago 60603

10701 S. Keating, Unit 2C OAKLAWN, ILL.

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 77



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EXHIBIT A

LEGAL DESCRIPTION FOR DEED

PARCEL I

Unit No. 10701-2C, as delineated on the Plat of Survey for the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 5 (except the South 1/4 thereof) and Lot 6 (except the North 7 Feet thereof) in Block 10 in Frederick H. Bartlett's Highway Acres, being a Subdivision of the South 1/2 of the West 1/2 of the North West 1/4 and the West 1/2 of the South West 1/4 of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Also, the East and West vacated alley lying between said Lots 5 and 6.

which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants for Keating Korner's Condominium, made by Harris Trust and Savings Bank as Trustee under Trust Agreement dated October 23, 1978, and known as Trust No. 79027, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25423708, together with an undivided 2.8333% interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

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PARCEL II

An exclusive easement as to parking space P-36 appurtenant to and for the benefit of Parcel I as contained in the Declaration of Condominium recorded as Document 25423708.

Grantor also hereby grants to Grantee, 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 of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

EXHIBIT B

The within and foregoing conveyance is made subject to the following:

(a) General real estate taxes for the year 1979 and subsequent years not due and payable;

(b) Acts done or suffered by, or judgments against, Purchaser, or anyone claiming by, through, or under Purchaser, including but not limited to Purchaser's mortgage documents;

(c) Limitations and conditions imposed by the Condominium Property Act of Illinois;

(d) Easements, agreements, conditions, party wall rights, covenants, and restrictions, and building lines of record;

(e) Applicable zoning and building laws and ordinances and other ordinances of record;

(f) Terms, provisions, covenants, and conditions contained in, and rights and easements established by Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for Keating Korners Condominium;

(g) Existing lease, if any, respecting the Purchased Unit; and

(h) Liens and other matters of title over which South Suburban Title Company--Safeco Title Insurance Company is willing to insure.

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