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TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

25449687

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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 KATHERINE S. SULLIVAN, a spinster, of 34 East 104th, Chicago, Illinois 60628 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:

In Lake Terrace Condominium as delineated on a survey of the following described real estate: Lots 139, 140, 141, 142 and 143 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, 8, 12, 16, 126, 127 and 128 in Division 1 of Westfall's Subdivision of 708 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. 3135623 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3135646 together with an undivided 1/2 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 reservations contained in said Declaration of Condominium, although 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 easements 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, profit 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 granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens 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 to 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 of above, and not personally.

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

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY Fred A. 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 Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, who personally know 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 on the day and at the place therein set forth and acknowledged that they signed and delivered the said instrument as their voluntary act and as the free and voluntary act of said National Banking Association, and that the same is correct in form and substance, and that the said Assistant Secretary then and there acknowledged as custodian of the corporate seal of said National Banking Association, and that the said Vice President and Assistant Secretary then and there acknowledged as their free and voluntary act and as the free and voluntary act of said National Banking Association, and that the same is correct in form and substance and that the same is correct in form and substance and that the same is correct in form and substance and that the same is correct in form and substance.

Given under my hand and Notary Seal,

Notary Public 1980

67-62-744E (Martin)

3159421

1979 744

Transfer Tax Stamps: Affixed to Doc.

DELEVERY INSTRUCTIONS
NAME Mr. Willis Brown
STREET 39 So. La Salle
CITY Chicago, Ill. 60603

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 628 7337 S. Shore Dr.
Chicago, Illinois 60649

RECORDER'S OFFICE BOX NUMBER

Notary Seal No. 25449687

UNOFFICIAL COPY

RETURN TO
Transfer Desk

474 5561

1980 MAY 7 PM 3 33

MAY-7-80 297593 25449687 10.00

Property of Cook County Clerk's Office

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ID
105744
IN DUPLICATE

Public TO:
Mr. Willes Brown
395 St. Sale
Chgo. Ill. 60603

3159621
CANNON

MAY 7 1 01 PM '80
REGISTRAR

3159621

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25449687

END OF RECORDED DOCUMENT