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TRUSTEE'S DEED

25455610

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Form 2591

Joint Tenancy

The above space for recorders use only

1255604

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THIS INDENTURE, made this 2nd day of November, 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 24th day of January, 1979, and known as Trust Number 45688 party of the first part, and Cynthia L. Torgersen, a spinster and Benjamin P. Torgersen and Norma C. Torgersen, his wife 8901 Westcove Ave Des Plaines, Ill, parties of the second part.

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 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:

EXHIBIT "A"

BALLARD POINT CONDOMINIUMS
LEGAL DESCRIPTION - DEEDS

Unit A-407 in the Ballard Point Condominium, as delineated on a survey of the following described real estate:

PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 14 AND PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded with the Recorder of Deeds as Document No. 2526198 and filed with Registrar of Titles as Document No. 3133750 together with its respective undivided percentage interest in the common elements.

Grantor also hereby grants to grantee, its 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, and grantor 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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.

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As legally described in Exhibit "A" attached hereto and made a part hereof and commonly known as Unit A-407 at Ballard Point Condominiums, Cook County, Illinois.

The Tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit, or had no such right of first refusal, pursuant to the Illinois Condominium Property Act, or is the purchaser thereof.

together with the appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

This instrument prepared by: Daniel M. Harris
625 N. Michigan Avenue
Chicago, Illinois 60611

The 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 as so mentioned, and of every other power and authority thereto 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 hereunto 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 date first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.

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

3/60572 140818 67-53-099 Wilcox CLK



STATE OF ILLINOIS)
COUNTY OF COOK) ss.) the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, National Bank known to me to be the same person 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 the corporate seal of said National Banking Association is so 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.

This instrument prepared by:
American National Bank and Trust Company
21 NORTH LA SALLE STREET,
CHICAGO 60630

Given under my hand and Notary Seal. Date NOV 21 1979

[Signature] Notary Public

Document Number 25455610

Transfer Tax Stamps Affixed to Doc. #

DELIVERY INSTRUCTIONS

NAME: *Cynthia Torgersen*
STREET: 8901 Western Ave.
CITY: Des Plaines, Illinois

OR

RECORDER'S OFFICE BOX NUMBER



FOR INFORMATION ONLY
EVERY STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit No. A-407
8901 Western Ave
Des Plaines, Illinois 60016

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1980 MAY 13 PM 3 50

HAY-13-80 3 01 177 25455610 - REC 11.00

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Property of Cook County Clerk's Office

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DUPLICATE
LARRY
3/2

MAY 13 2 52 PM '80
REGISTRAR'S OFFICE
CLERK

MAR 70:
Cynthia Ferguson
8901 Western Ave
Apt 407
Duquesne, Ill

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END OF RECORDED DOCUMENT