

TRUSTEE'S DEED

25490396

70

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 1st day of JUNE, 1980, 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 First day of September, 1978, and known as Trust Number 43887 party of the first part, and SUSAN WITZ, a woman divorced and not since remarried,

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Chicago, Cook County, Illinois, to-wit:

LEGAL DESCRIPTION RIDER

Unit 1H, as delineated on Plat of Survey of the following described parcel of real estate: the North 111 feet of the South 211 feet of Lot 8 in Block 1 in Peterbora Terrace Addition to Chicago, being Lots 1 to 3 in the Foster Subdivision of part of Lot 2; Lots 1 and 2 and part of 3 in Adams and Porter's Subdivision of part of Block 2 and Block 3 in Canal Trustees' Subdivision of the North 1/2 of the North 1/2 of the South East 1/2 and the East 1/2 of the South West 1/2 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1978, and known as Trust Number 43887, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24979761; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all of the units thereof) as set forth in said Declaration and survey, all in Cook County, Illinois.

Party of the first part also hereby grants to the 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 and appurtenant to the above described Real Estate 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 herein.

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; together with the tenements and appurtenances thereunto belonging.

0 51957

Illinois 60611

25490396

UNOFFICIAL COPY

RECORDS

LEGAL DESCRIPTION RIDER ATTACHED AND MADE A PART HEREOF

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.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.
SUBJECT TO: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by BUYER; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; j) Chapter 100.2 of the Municipal Code of Chicago; k) laundry room lease.

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 hereunto attaching. 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 as aforesaid, and not personally.

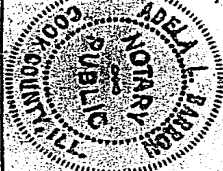


By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS,
COUNTY OF COOK

SS.



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, 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 5-18-80

Adela J. Bauer
Notary Public

DELIVERY INSTRUCTIONS
NAME J. L. Witort
STREET Frankel, McKay, Orlikoff & Denten
CITY 208 S. LaSalle St.
Chicago, Ill. 60604

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2335-41 North Commonwealth
Chicago, Illinois

RECORDER'S OFFICE BOX NUMBER 634

This instrument Prepared By: Phyllis L. Volk, One East Huron Street, Chicago

This space for revenue stamps and recording stamp

25490370
28
59.50
59.50

UNOFFICIAL COPY

1980 JUN 18 AM 11 33
RECORDED
COOK COUNTY ILLINOIS

RECORDED

JUN-18-80 3 2 1 5 1 5 25490396 A - REC 11.00

Property of Cook County

1000

25490396

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

CITY OF CHICAGO DEPT. OF REVENUE REAL ESTATE TRANSACTION TAX

Cook County REAL ESTATE TRANSACTION TAX

Stamp: JUN 18 1980

Stamp: 25490396

Stamp: 11.00

Stamp: 25490396

25490396

END OF RECORDED DOCUMENT