

25501043

604523 JO 67-11-985

Stamp office to RA# 3167292

16-11 0869

The above space for recorders use only

THIS INDENTURE, made this 15TH day of MAY, 1980, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1ST day of JUNE, 1978, and known as Trust Number 34034 party of the first part, and SUSAN GRAZIANO, A SPINSTER

party of the second part.

Address of Grantee(s): 180 N. LaSalle, Chicago, Ill

This instrument was prepared by the Trust Department, Exchange National Bank of Chicago, La Salle & Adams Streets, Chicago, Ill. 60603. SANFORD KOVITZ, FIRST VICE PRESIDENT

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 convey and quitclaim unto said party of the second part, the following real estate, situated in COOK County, Illinois, to-wit:

LEGAL DESCRIPTION CONVEYING UNIT 304E ATTACHED AS A RIDER HERETO

RETURN TO Transfer Desk

Unit No. 304E in Grove Manor Condominium as delineated on the survey of the parcel of real estate described in the Rider attached hereto and made a part hereof, which survey is attached as Exhibit "A" to Condominium Declaration registered with the Registrar of Titles of Cook County as Document No. 3149690 and recorded with the Recorder of Deeds of Cook County as Document No. 25387987, together with its undivided percentage interest in the Common Elements, and together with the right to the exclusive use and possession for parking purposes of that Limited Common Element delineated as Parking Space(s) No. 34 on the Survey attached as Exhibit "A" to the said Condominium Declaration, and the right to the exclusive use and possession of those additional Limited Common Elements as defined by the Condominium Declaration which are contiguous to and serve the aforesaid unit exclusively.

Party of the First Part also hereby grants to Party of the Second Part, 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 Condominium Declaration, and the 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 the aforementioned Condominium Declaration and Exhibits thereto and in the Condominium Property Act of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; the terms of the Declaration of Covenants, Conditions, Restrictions and Easements for the Morton Grove Estates Homeowners Association; taxes for the year(s) 1979 and subsequent years; covenants, conditions and restrictions of record and those subsequently filed of record if authorized by the Condominium Declaration; private, public and utility easements; roads and highways if any, and rights of the public into, over, upon and across all public highways; building lines, easements, cross easements and restrictions of record; party wall rights and agreements if any; applicable zoning or building laws or ordinances; mortgage, if any, of Party of the Second Part.

25501043

25501043

R I D E R

THE LEGAL DESCRIPTION OF THE REAL ESTATE AT 2600-2610 WAUKEGAN ROAD, MORTON GROVE, COOK COUNTY, ILLINOIS IS AS FOLLOWS:

25501043

THE FOLLOWING THREE PARCELS OF PART OF: LOT 183 (EXCEPT THE NORTH 24.10 FT. THEREOF), LOTS 174 TO 225, BOTH INCLUSIVE, (EXCEPTING FROM SAID LOTS THE NORTH 24.10 FT. THEREOF), LOTS 174 TO 182, BOTH INCLUSIVE, LOTS 292 TO 299, BOTH INCLUSIVE, LOT "D" AND LOT "E" ALL IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE FOLLOWING PUBLIC STREETS AND ALLEYS LOCATED AND HERETOFORE VACATED BY THE VILLAGE OF MORTON GROVE, ILLINOIS, AND BEING IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE SOUTH, AND LOTS 218 TO 225, INCLUSIVE, ON THE NORTH, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOT "D" ON THE WEST AND LOT "E" ON THE EAST, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 325 (EXCEPT THE NORTH 24.10 FT.) ON THE WEST AND LOTS 174 TO 183, INCLUSIVE, ON THE EAST AND EXTENDING BETWEEN THE NORTH LINE OF LOT 2 (EXCEPT THE NORTH 24.10 FT.) AS EXTENDED EASTERLY, AND THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL OF THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE NORTH AND LOT "D" ON THE SOUTH;

ALL THAT PART OF THE 16 FOOT PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 299 ON THE WEST AND LOTS 174 TO 183, INCLUSIVE, ON THE EAST AND EXTENDING SOUTH OF THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOT 174 ON THE NORTH AND LOT "E" ON THE SOUTH, LYING EAST OF THE EAST LINE OF LOT 299 AS EXTENDED SOUTH AND WEST OF THE WEST LINE OF WAUKEGAN ROAD, IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

25501043

PARCEL 1, (EAST BUILDING)
COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLES TO WEST LINE OF WAUKEGAN ROAD 24.0 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 101.50 FT. TO A POINT 24.0 FT. WEST OF THE WEST LINE OF WAUKEGAN ROAD; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 2, (WEST BUILDING)
COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF WAUKEGAN ROAD 187.50 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT.; THENCE EAST AT RIGHT ANGLES 101.50 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 3, (GARAGE)
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT "E" AFORESAID, 89.0 FT. WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINES OF LOT "E", ABUTTING VACATED ALLEY AND LOT "D" 136.0 FT.; THENCE NORTH AT RIGHT ANGLES 24.0 FT.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT "E" AND LOT "D" 136.0 FT.; THENCE SOUTH AT RIGHT ANGLES 24.0 FT. TO THE PLACE OF BEGINNING.

25501043

Do Not
RETURN TO
Transfer Desk

UNOFFICIAL COPY

Property of Cook County Clerk's Office

RETURN TO
Transfer Desk

together with the tenements and appurtenances thereunto belonging
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: SEE LEGAL DESCRIPTION RIDER

This deed 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 or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Vice President—Trust Officer and attested by its Assistant Cashier—Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By *[Signature]* Vice President—Trust Officer

Attest *[Signature]* Assistant Cashier—Trust Officer

NAME *Guinevere LaRue*
STREET *180 N. La Salle*
CITY *Chicago, IL 60601*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

Document Number
25501043

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

DOLLY G. JENKINS

a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

BEN A. ROSEN

Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and

MARTIN S. EDWARDS

Assistant Cashier—Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President—Trust Officer and Assistant Cashier—Trust Officer 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 Bank, for the uses and purposes therein set forth; and the said Assistant Cashier—Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of June 1980
Dolly G. Jenkins
Notary Public
My Commission Expires December 13, 1982



25501043

Property of Cook County Clerk's Office

12

DELIVER TO
WANT
BOX 333

2A
1203023 JCS
8561958

REGISTRAR OF TITLES
Shelley R. Olson
Jun 30 2 49 PM '80
3167292

3167292

RETURN TO
Transfer Desk

JUN-30-80 3 28 756 25501043 A -- REC 12.00

RECORDED

1980 JUN 30 PM 3 45
RECORDS & DEEDS
COOK COUNTY ILLINOIS

END OF FILE