

25532356

SC46190 000

This Indenture, Made this 21st day of August 1979

between LAKE SHORE NATIONAL BANK, a national banking association, (formerly Lake Shore Trust and Savings Bank, an Illinois corporation,) 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 August 1, 1971, and known as Trust Number 2503, GRANTOR, and Boris Elpiner a bachelor

of Chicago, Illinois, GRANTEE.

Witnesseth, That said GRANTOR 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 GRANTEE the following described real estate situated in the County of Cook and State of Illinois, to-wit:

Unit 1411 in the Boardwalk Condominium as delineated on the Plat of Survey of the following described parcel of real estate: Lots 1, 3, 11, 12, 13, 14, 15 and 16 in C. U. Gordon's Addition to Chicago said Addition being a subdivision of Lots 5, 6, 23 and 24 and that part of the vacated streets between said Lots in School Trustee's Subdivision of fractional Section 16, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit C to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25120912, together with an undivided .1648 interest in the Common Elements.

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together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said GRANTEE, and to the proper use, benefit and behoof forever of said GRANTEE.

GRANTOR also hereby grants to GRANTEE, his successors and assigns, as rights and easements appurtenant to the above described parcel of real estate, the rights and easements for the benefit of said property set forth in the aforementioned Condominium Declaration, and GRANTOR reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

Any tenant of the unit who was entitled to notice of intent with respect to the purchase and sale evidenced by this deed has either waived or failed to exercise his right of first refusal or had no right of first refusal with respect to the unit.

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 exceptions listed on the reverse side hereof.

In Witness Whereof, said GRANTOR has caused this indenture to be signed in its name by its Vice-President and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, the day and year first above written.

This Instrument Prepared By:

LAKE SHORE NATIONAL BANK, as Trustee as aforesaid.

Audrey E. Selin  
Alzheimer & Gray  
One IBM Plaza, Suite 3700  
Chicago, Illinois 60611

By: C. J. Richards, Vice President

Attest: Gloria L. Howard, Assistant Secretary

REAL ESTATE TRANSACTION TAX  
STATE OF ILLINOIS  
CITY OF CHICAGO  
DEPT. OF REVENUE  
RECORDS & CLERK  
071176



UNOFFICIAL COPY

RECORDED JUL 31 AM 10 02  
COOK COUNTY ILLINOIS

RECORDER *William J. ...*

State of Illinois, }  
COUNTY OF COOK } ss.

JUL 31 1980 Charles Stewart, 25532356 A - REC 10.15

A Notary Public, in and for said County, in the State aforesaid, DO

HEREBY CERTIFY, that C.L. Richardson

the Vice-President, and Gloriastine Houston  
the Assistant Secretary of the above named LAKE SHORE NATIONAL BANK, a national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers and to be such officers, appeared before me this day in person, and, being first duly sworn, said and acknowledged that they are such officers, that they respectively signed, sealed with the corporate seal and delivered said instrument as the free and voluntary act of said Lake Shore National Bank, and as their own free and voluntary act as such Vice-President and Assistant Secretary, respectively, by authority of the Board of Directors of said bank for the uses and purposes therein set forth, and that the seal affixed to said instrument is the corporate seal of said bank.

Given under my hand and Notarial Seal this 24th day of July,  
1980

*Charles Stewart*

Notary Public

My Commission Expires: 10/15/81



This deed is subject to:

- (a) General real estate taxes not due and payable at the time of closing, (b) the Act and the Municipal Code, (c) the condominium documents, including all amendments and exhibits thereto, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions and restrictions of record, (f) private, public and utility easements, (g) encroachments, overlaps, and boundary line disputes, (h) building setback line of 30 feet (from the north line of Lots 1, 2 and 3) as established by document recorded June 20, 1892, as Document No. 1687230, and as contained in subsequent deeds recorded as Document Nos. 3114458, 3114456 and 1977801 (affects Lots 1, 2 and 3), (i) building setback line of 25 feet (from the south line of Lots 11 to 16, both inclusive) as shown on the plat of subdivision (affects Lots 11 to 16), (j) violation of the building setback lines noted at items (h) and (i) above by the building over the 30 foot line, noted at (h) above, a distance of approximately 20 feet 5 inches and over the 25 foot line, noted at (i) above, a distance which varies from approximately 15 feet at the southwest corner of the building to approximately 16 feet at the southeast corner of said building, (k) rights of tenant under the existing lease of the purchased unit, if any, (l) recorded and unrecorded leases pertaining to the commercial or common areas of the building, and all rights thereunder or and all acts done or suffered by, the lessees thereunder or any party claiming by, through or under said lessees thereunder, (m) rights, if any, of persons providing private television services, (n) acts done or suffered by GRANTEE or anyone claiming by, through or under GRANTEE, and (o) any other matters which shall be insured over by the title insurer.

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TRUSTEE'S DEED

LAKE SHORE NATIONAL BANK

As Trustee Under Trust Agreement

TO

MAIL 40:  
Mr. B. Elpiner  
4343 N. Clarendon  
Unit 1411  
Chicago IL  
60613

LAKE SHORE NATIONAL BANK  
Michigan Avenue at Ohio Street  
CHICAGO, IL

LSNB-LTS REG-3M-5-47

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END OF RECORDED DOCUMENT