25560022

THIS INDENTURE, Made this 11th day of

April

A. D. 19 80 hetween

LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust 19 79, and known as Trust agreement dated 1st day of

101561 Number , Grantor, and Harry Q. Rohde

111 W. Washington, Chicago, Illinois

WITNESSETH, that said Grantor, in consideration of the sum of

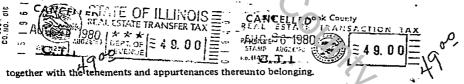
Ten and no/100------ Pollars, (\$ 10.00) and other good and valuable

considerations in hand paid, does hereby gran, sell and convey unto said Grantee

Cook the following described real estate, situated in

County, Illinois, to wit:

As legally described in Exhibit "A attached hereto and made part hereof, and commonly known as on $\frac{1}{412}$, at the 1143 South Plymouth Court Condominium, Chicago. Illinois.



TO HAVE AND TO HOLD the same unto said Grantee as aforesaid and

to the proper use, benefit and behoof of said

First National Plaza

Chicago, Illinois 60603

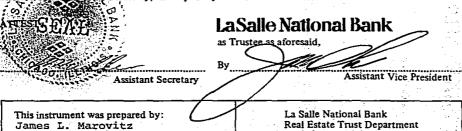
Grantee

forever



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 affecting the said real estate or any part thereof 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 contained the compared its name to be signed to these presents by its Assistant Vice President and attested to the compared to the compare



Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690

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	25560022	and the same of th	
	STATE OF ILLINOIS COUNTY OF COOK I,	FALLOW MEETING AND	
.	scribed to the for going instrument as such Assistant Vice President and Assistant Secretary re spectively, appeared to me this day in person and acknowledged that they signed and deliverer said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes there is so forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and countary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth. GIVEN under my hand and Notario Seal this Seal this NOTARY PUBLIC	1 Continue of the continue of	
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ું	COOK COUNTY ILLINOIS FILED FOR RECORD 1980 AUG 26 AN 10: 02 25560022		
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EXHIBIT A

Unit in the 1143 South Plymouth Court Condominium, as delineated on a survey of the following described real estate:

THAT PART OF LOT 3 DESCRIBED AS COLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH ALONG THE WIST LINE OF SAID LOT 3, SAID WEST LINE ALSO BEING THE EAST LINE OF SOUTH PLYMO IT COURT 282.0 FEET THENCE EAST AT RIGHT ANGLES TO SAID WEST LINE 98.0 FEET; THE NOF, MORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 52.0 FEET; THENCE EAST AT ALOF TANGLES TO THE LAST DESCRIBED LINE 124.06 FEET TO THE EAST LINE OF SAID LOT 3, SAID FAST LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET; THENCE NORTH ALONG FAID FAST LINE 230.59 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG SAID NORTH LINE 221.87 FEET TO THE PLACE OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE EAST 50.0 FEET OF NORTH 125.33 FEET) IN BLOCK 6 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134 BOTH INCLUSIVE, IN SCHOOL SECTION AT STRICK IN TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIS D PARTICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A-2" to the Declaration of Condominium recorded as Document 25293723 together with its undivided percentage interest in the common elements.

- Grantor also hereby grants to the grantee, their successors and assigns, as rights and eavements appurtenant to the above described real estate, the rights and easements for the benefit of said property, set forth in the Declaration of Condominium, aforesaid, 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, convenants, conditions, restrictions and reservations of mained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length

Subject to: The Condominium Property Act; the Declaration of Condominium Ownership; the Plat of Sun ey; current real estate taxes not yet due and payable; zoning and building laws and ordinances; roads and highways, easements and building lines of record; the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the Parcel; liens and other matters, if any, insured over by Chicago Title Insurance Company; acts of Grantee; the right and option of Dearborn Park Corporation (Limited Dividend) to repurchase the conveyed premises at the purchase price paid by Grantee (Grantee hereinafter includes the beneficiary of a land trust if that land trust's nominee is Grantee hereunder) to Grantor plus an amount equal to Grantee's purchase price times the percentage increase in the Consumer Price Index from the time of Grantee's purchase less an amount to compensate for damage to the Unit, if any, if Grantee sells the conveyed premises or any portion thereof or interest therein, within two (2) years of Grantor's conveyance to Grantee. Grantee shall give Dearborn Park Corporation at least 45 days prior written notice of the proposed sale, which notice shall contain the name and address of the proposed purchaser and shall contain an executed copy of the proposed contract of sale or terms of transfer. Dearborn Park Corporation shall have a period of 45 days after receipt of said notice to exercise its right to purchase the Property on the aforesaid terms. If Dearborn Park Corporation gives written notice to Grantee within said 45-day period that it does not elect to exercise said right, or if Dearborn Park Corporation fails to give written notice to Grantee within said 45-day period, then Grantee may proceed to close the proposed sale, provided, however, that if Grantee fails to close the proposed sale with the proposed purchaser and on the terms and conditions designated to Dearborn Park Corporation in the aforesaid notice, the right of first refusal granted to Dearborn Park Corporation herein shall remain in effect and shall be applicable to any subsequent proposed sale by Grantee of the Property, or any portion thereof or interest therein, as aforesaid. If Dearborn Park Corporation notifies Grantee within the aforesaid 45-day period of its election to purchase the Property, then such purchase shall be closed within 30 days after the giving of such notice, at which time Grantee agrees to tender a reconveyance warranty deed subject only to those title exceptions to which this conveyance is subject (but excluding acts of Grantee) and Dearborn Park Corporation agrees to tender the repurchase price as aforesaid; the right and option of Dearborn Park Corporation (Limited Dividend) to repurchase the conveyed premises at the purchase price paid by Grantee (Grantee hereinafter includes the beneficiary of a land trust if that land trust's nominee is Grantee hereunder) to Grantor plus an

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amount equal to Grantee's purchase price times the percentage increase in the Consumer Price Index from the time of Grantee's purch se less an amount to compensate for damage to the Unit, if any, upon the failure of Grantee or member of Grantee's family (related to Grantee's) blood or marriage) to occupy the conveyed premises as its parson if residence within ninety (90) days and continuously for two (2) years after Grantor's conveyance to Grantee. If Grante e notifies Dearborn Park Corporation in writing of its intent to vacate or never occupy the Unit, if Dearborn in the Corporation exercises its right and option to repurchase as aforesaid such exercise must be by written notifie to Grantee, within sixty (60) days of Grantee's notice to Dearborn Park Corporation, provided that if Grante fails to give notice to Dearborn Park Corporation, as aforesaid, then the sixty-day notice shall not apply and Dearborn Park Corporation may exercise its option and right to repurchase at any time thereafter by written notice as and esaid to Grantee. The closing of the repurchase shall be thirty (30) days after the date of Dearborn Park Corporation shall pay Grantee the repurchase price as above stated and Grantee agrees to tender a reconveyance warr antity deed subject only to those title exceptions to which this conveyance is subject (but excluding acts of Grantee) and to convey the premises in the same condition as at its purchase, ordinary wear and tear excepted. If Grantee its convenants hereunder and an occupant takes amount equal to G anne's purchase price times the percentage increase in the Consumer Price Index from the purchase, ordinary wear and tear excepted. If Granies creaches its convenants hereunder and an occupant takes possession of the Unit but Dearborn Park Corpora ion elects not to exercise its right and option to repurchase, such election shall not operate as a waiver of the right on purchase the Unit from Grantee in case the occupant no. rehas subsequently vacates the Unit.

*principal