

UNOFFICIAL COPY

TRUSTEE'S DEED

Form 2459 Rev. 5-77

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THIS INDENTURE, made this 4th day of August, 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 7th day of September, 1979, and known as Trust Number 7627 party of the first part, and Phyllis Cheever Divorced and not since re-married, 4000 W. North Ave., Chgo, IL. 60639, party of the second part.

10.15

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths (\$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, the following described real estate, situated in Cook County, Illinois, to-wit:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 517, of the Surfside Condominium, 5815 N. Sheridan Road, Chicago, Illinois.

10.00 MAIL

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 behalf, forever, of said party of the second part.

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 Chapter 100.2 of the Municipal Code of Chicago.

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 thereunto 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 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.

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

By _____ Vice President
Attest _____ Assistant Secretary

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
SEP 3 1980

COOK CO. NO. 016
0-6-6-7-4
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
SEP 2 5

25569685

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 J. MICHAEL WHELAN 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 SECOND 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 AUG 7 1980

Notary Public

This instrument prepared by:

American National Bank
and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60690

MARIA E. NOTARY PUBLIC
COOK COUNTY, ILL.

MAIL TO

NAME LINDA BROZNAUSE
STREET AMERICAN INVESTORS
CITY 400 EAST RANDOLPH
CHICAGO, ILL.
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 517 5815 N. Sheridan Road
Chicago, Illinois 60660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
SEP 3 1980
PA. 11432

EXHIBIT "A"

Unit 517 in the Surfside Condominium, as delineated on a survey of the following described real estate:

Lots 6, 7, 8 and 9 (except the West 14 Feet of each of said Lots taken for widening of Sheridan Road) and (except that part of Lots 6, 7, 8 and 9 lying East of the West Line of lands of the Commissioners of Lincoln Park as established by decrees of the Circuit Court of Cook County, Illinois, in Case B-53353 and in Case B-105003) in Block 21 in Cochran's Second Addition to Edgewater in Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to the Declaration recorded as Document 25 558 983 together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to grantee, their 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 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, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Pursuant to Section 30 of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago, the tenant of the unit either:

- (1) waived his right of first refusal to purchase the unit, or
- (2) failed to exercise his right of first refusal to purchase the unit, or
- (3) had no right of first refusal to purchase the unit, or
- (4) is the purchaser of the unit.

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