

527-37 BROMPTON

25575619 Trustee's Deed

10.00

PAT 14728 193 AC

Richard J. Olson

RECORDED FOR RECORD

25575619

THIS INDENTURE, made this 20th day of February, 1980, by and between NATIONAL BOULEVARD 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 NATIONAL BOULEVARD BANK OF CHICAGO in pursuance of a Trust Agreement dated the 5th day of May, 1979 and known as Trust No. 6280, GRANTOR, and Edward L. Gubman, a bachelor, and Rachel L. Verowitz, divorced and not remarried GRANTEE.

WITNESSETH, that Grantor, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as Tenants in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

Unit No. 53-71 in 527-37 Brompton Condominium, as delineated on survey of Lot 1 in Plotke and Grosby's Resubdivision of the Westerly 278 feet of Block 2 of Baird and Warner's Subdivision of Block 12 of Hundley's Subdivision of Lots 3 to 21, inclusive, and 33 to 37, inclusive in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, together with vacated alley in said Block and a tract of land lying East of and adjoining said Block 12 and Westerly of the Westerly line of North Shore Drive (except streets previously dedicated) in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium made by National Boulevard Bank of Chicago, as Trustee under Trust No. 6280, recorded February 19, 1980 as Document Number 25365585; together with an undivided 4.93 percentage interest in the property described in said Declaration of Condominium (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

SUBJECT TO: (1) General real estate taxes not due and payable at the time of Closing; (2) *** (3) the Condominium Documents, including all amendments and exhibits hereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; ~~(6) the right of the tenant under the existing lease of the Purchased Unit, a copy of which is attached hereto, if Purchaser is not the tenant under said lease, which lease shall be assigned to Purchaser at Closing;~~ and (6) utility easements, if any.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

TO HAVE AND TO HOLD THE SAME UNTO said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

The tenant, if any, of the Unit, has either waived or failed to exercise the right of first refusal to purchase the Unit or had no such right of first refusal under the provisions of the Illinois Condominium Property Act or Chapter 100.2 of the Municipal Code of Chicago.

This Deed is executed by Grantor, 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.

***The Illinois Condominium Property Act and the Municipal Code of Chicago

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UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, 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 BOULEVARD BANK OF CHICAGO,
Trustee as aforesaid

By: Lee E. Whitcomb
Vice President

M. Tillin
STATE OF ILLINOIS, SS:
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LEE E. WHITCOMB, Vice President and M. Tillin, Assistant Vice President, of the NATIONAL BOULEVARD BANK OF CHICAGO, a National Banking Association, Grantor, personally known to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, 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 Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank 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 Bank, for the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal this 25 August, 1982.

Marian
NOTARY PUBLIC
My commission expires 1982

DELIVERY INSTRUCTIONS:
MARTIN R. KOTHEBERG
134 No. LaSalle St.
CHICAGO, IL 60602
SUITE 400

ADDRESS OF GRANTEE:
537 WEST BROAD ST
UNIT # 2K
CHICAGO, IL 60657

ADDRESS OF THE PROPERTY:
527-37 West Brompton
Chicago, Illinois

THIS INSTRUMENT WAS PREPARED BY:
HOWARD M. BRANDSTEIN
Attorney at Law
180 North LaSalle Street
Suite 1925
Chicago, Illinois 60601
(312) 236-0100

61951555P

Box 15

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE 3.65%

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE 4.50%

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE 4.50%

END OF RECORDED DOCUMENT