

TRUSTEE'S DEED

25589713

Form 2551 Joint Tenancy The above space for recorder's use only

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THIS INDENTURE, made this 6th 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 24th day of January, 1979, and known as Trust Number 45688 party of the first part, and Richard Nitka and Theresa Nitka, his wife 8936 Parkside, B-207 Des Plaines, Ill 60016 parties of the second part.

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WITNESSETH, that said party of the first part, 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 parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

EXHIBIT "A"

BALLARD POINT CONDOMINIUMS LEGAL DESCRIPTION - DEELS

Unit B-207 in the Ballard Point Condominium, as delineated on a survey of the following described real estate:

PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 14 AND PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded with the Recorder of Deeds as Document No. 25-261-198 and filed with Registrar of Titles as Document No. 31-33-750 together with its respective undivided percentage interest in the common elements.

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

Property of Cook County Clerk's Office

As legally described in Exhibit "A" attached hereto and made a part hereof and commonly known as Unit B-207 at Ballard Point Condominiums, Cook County, Illinois.

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 the Illinois Condominium Property Act, or is the purchaser thereof.

together with the instruments and appurtenances thereto following:
TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common but in joint tenancy.

This instrument prepared by:
Daniel M. Harris
625 N. Michigan Avenue
Chicago, Illinois 60611

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the powers 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 it is hereby acknowledged and attested by the said Trustee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and its Assistant Secretary, as attested.



By: _____ VICE PRESIDENT
Attest: _____ ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK

This instrument prepared by:
American National Bank and Trust Company
33 NORTH LA SALLE STREET
CHICAGO 60690

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named 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 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 in the free and voluntary act of said National Banking Association for the use and purpose thereof 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 use and purpose thereof set forth.

Given under my hand and Notary Seal.

Date: AUG 4 1960

Adrian T. Bann
Notary Public

DELIVER

NAME: Richard and Theresa Nitka
STREET: 8936 Parkside B-207
CITY: Des Plaines, Ill 60016

OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit No. B-207

8936 Parkside
Des Plaines, Illinois 60016

THIS SPACE FOR AFFIXING STICKERS AND PAID REVENUE STAMPS ONLY

37871 # 25589713 Document Number

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END OF RECORDED DOCUMENT