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## TRUSTEE'S DEED

25602099

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, 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 Lawrence G. Baker and Ruth A. Jahnke, his wife, of 8894 Knight Street, Unit 213, Des Plaines, Illinois 60016, parties of the second part.

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 - DEEDS

Unit G-213 in the Ballard Point Condominium as delineated on a survey of the following described real estate:

PART OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 14 AND PART OF THE SOUTH EAST ¼ 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. 25-61-198 and filed with Registrar of Titles as Document No. 31-33-750 together with its respective undivided percentage interest in the common elements.

Grantor also hereby grants to grantee, its 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 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.

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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 G-213 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 tenements and appurtenances thereunto belonging.

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 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 thereto 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 in 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 provided, and not personally.



By \_\_\_\_\_

VICE PRESIDENT

Attest \_\_\_\_\_

ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

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 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 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 8/2/68

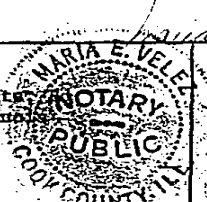
Notary Public

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INSTRUCTIONS

NAME Mr. Kenneth A. Ruud  
STREET 1650 North Arlington Hgts  
CITY Arlington Heights, Illinois

OR

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_



FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit No. G-213

8894 Knight Street

Des Plaines, Illinois 60016

with space for affixing title and revenue stamps  
Transfer Tax \$ \_\_\_\_\_  
Recorded in Doc # 3180537

25602099

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SEP-29-80 354107 25602099 11.00

Property of Cook County Clerk's Office

6-213

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Chicago, Ill.

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END OF RECORDED DOCUMENT