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938-940 WEST CARMEN AVENUE CONDOMINIUM

25630647 TRUSTEE'S DEED

10.00

COCK
CO. NO. 016

137679

THIS INDENTURE, made this 27th day of September, 1989 between American National Bank and Trust Company of Chicago a corporation duly organized and existing as a state 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 Bank in pursuance of a certain Trust Agreement dated the 15th day of December, 1978 and known as Trust No. 45675 Grantor, and James J. Farrell and Carol Lanni, his wife, Grantee.

WITNESSETH, that Grantor, in consideration of the sum Ten Dollars (\$10.00), 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 1-W in 938-940 West Carmen Avenue Condominium as delineated on a survey of the following described estate:

Lot 5 in the Subdivision of the West 574 feet of Block 1 in W.C. Cody's Estates Subdivision of Block 5 in Argyle, in the South East Fractional 1/2 of Section 8, 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 of Condominium ownership recorded as Document No. 25240991 together with an undivided 16 2/3% interest in the common elements.

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

The Trustee's 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

TO HAVE AND TO HOLD the same unto said Grantee, and proper use, benefit and behoof, forever, of said Grantee.

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.

OCT 20 68-04-000 C

PATTI McLELLAND
3148 59-860

STATE OF ILLINOIS
COUNTY OF COOK
RECORDS & CLERK
22 50
CANCELED
25630647
CITY OF CHICAGO
OFFICE OF THE CLERK
RECORDS & CLERK
22 50
90-0

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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.

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



By: [Signature]
Vice President

STATE OF ILLINOIS)
COUNTY OF COOK)
COOK COUNTY ILLINOIS
FILED FOR RECORD
SS: 1980 OCT 20 PM 2:30
RECORDED OF DEEDS
25630647

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that J. MALATO, Vice President, and P. JOHANSEN, Assistant Secretary, of the American National Bank and Trust Company of Chicago, a United States banking association, Grantor, personally known 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 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 11th day of OCTOBER, 1980, ~~1979~~.



MY COMMISSION EXPIRES:
My commission expires August 30, 1983

[Signature]
Notary Public

25630647

DELIVERY INSTRUCTIONS:
Name: CHICAGO TITLE AND TRUST COMPANY
Address: 111 WEST WASHINGTON
CHICAGO, ILLINOIS 60602 374859
City: ATTN: PATTI MCCLELLAND 374860
Form 104 R 5/72 0165 533

ADDRESS OF GRANTEE:
938 W. CARMEN
CHICAGO, ILL. 60640

ADDRESS OF PROPERTY:
938-940 West Carmen Avenue
Chicago, Illinois

This instrument was prepared by:
Stephen H. Malato, Esq.
Malato, Stein & Grossman
77 West Washington Street
Chicago, Illinois 60602
(312) 236-4162

END OF RECORDED DOCUMENT