

UNOFFICIAL COPY

Loop-Part 131103 1/24

TRUSTEE'S DEED
FOR
FORD CITY CONDOMINIUM
Chicago, Illinois
Form 2459 Rev. 7/77

25749530

COOK COUNTY, ILLINOIS
FRENCH ROAD

1991 JAN 26 AM 9:00

Lidney H. Olson

RECORDER OF DEEDS

25749530

Individual

The above space for recorders use only

THIS INDENTURE made this 15th day of March, 1979, 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 10th day of October, 1978, and known as Trust Number 45058 party of the first part, and LORET A S GORA

party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description Rider Attached Hereto

TRUSTEE'S DEED

LEGAL DESCRIPTION RIDER
FOR
FORD CITY CONDOMINIUM

25749530

Residential

Unit # A/1204, together with the undivided percentage interest in the Common Elements appurtenant to said Unit in Ford City Condominium in part of the North three-fourths of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according to the Declaration of Condominium Ownership and Plat of Survey attached thereto as Exhibit "A" recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 24911808, together with easements appurtenant as described in Easement Agreement, Document No. 24748418 recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration and Easement Agreement; and the party of the first part 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.

This Condominium Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Easement Agreement the same as though the provisions of said Declaration and Easement Agreement were recited and stipulated at length herein.

UNOFFICIAL COPY

1.00 ONE DOLLAR 18.14

Property of C. J. ...

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 23 '81 P.S. 11430 \$12.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 18 '75 \$30.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE STAMP JAN 23 '81 P.S. 16761 \$12.75

25-50 + 30.00

together with the tenements and appurtenances thereto belonging.
 TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.
 If the Grantee herein is not the tenant of the above Unit in possession, or his nominee, at the time of service of the notice of intent to convert, then such tenant 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 100.1 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 thereto relating. 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.



By _____ VICE PRESIDENT
 Attest: _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.
 THIS INSTRUMENT PREPARED BY
 W. Richard Helms
 Jenner & Block
 One IBM Plaza
 Chicago, Illinois 60611

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

1000

Date APR 9 1979
 Notary Public

DELIVERY INSTRUCTIONS
 NAME _____
 STREET _____
 CITY _____
 INSTRUCTIONS _____



OR

146

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
 Address of Grantee
 Unit No. A/1204
 4300 W. Ford City Drive
 Chicago, Illinois 60652

ATTN: GRANT TRUST DEPT.
 RE: TRUST # 5345

Stamp reverse put on for all other stamps

25749530

Document Number

UNOFFICIAL COPY

CLOSING STATEMENT
FOR
FORD CITY CONDOMINIUM

25749530

ASTOR INVESTORS, INC.
Lakeview Trust & Savings Bank as Trustee U/I
5345 dated 2/20/79

BUYER:

PROPERTY:

UNIT A-1204, 4300 West Ford City Drive
Chicago, Illinois 60652

CLOSING DATE:

May 1, 1979

PIONEER NATIONAL TITLE INSURANCE CO., ESCROW TRUST NO. 131103

	<u>Credit Buyer</u>	<u>Credit Seller</u>
1. Purchase Price		\$ <u>25,500.00</u>
2. Credit Report		<u>---</u>
3. Prorated Maintenance Assessment from <u>5/1/79</u> to <u>5/31/79</u>		<u>71.47</u>
4. Earnest Money	\$ <u>2,500.00</u>	
5. Security Deposit	<u>300.00</u>	
6. Interest on Security Deposit <u>1/1/79</u> to <u>4/30/79</u>	<u>3.75</u>	
7. Amount due from Buyer on Purchase Price	<u>22,767.72</u>	
TOTAL	\$ <u>25,571.47</u>	\$ <u>25,571.47</u>

BUYER'S SETTLEMENT STATEMENT

Net due from Buyer on Purchase Price (item #7 above)	\$ <u>22,767.72</u>
Two month Reserve Assessment for Condominium Association at \$ <u>71.47</u> per month	<u>142.94</u>
1st Year Insurance	<u>52.05</u>
Chicago Transaction Tax	<u>30.00</u>
Deposit for Buyer's title, recording and escrow charges (estimated)	<u>150.00</u>
Total Due from Buyer on Purchase Price	\$ <u>23,142.71</u>
Less amount of net mortgage proceeds	<u>---</u>
TOTAL DUE FROM BUYER (Payable by CASH, CERTIFIED, CASHIER'S or SAVINGS AND LOAN CHECK to Pioneer National Title Insurance Company, Escrow No. <u>131103</u>)	\$ <u>23,142.71</u>

Second installment of 1978 real estate taxes will be paid by Seller prior to delinquency date. 1979 real estate taxes shall be prorated as of the Closing Date on the basis of the actual 1979 real estate tax bill when issued. To insure payment of Seller's share of the 1978 and 1979 real estate taxes, Seller shall deposit in a segregated account with a federally insured banking institution sufficient funds to cover such payments when due.

BUYER: _____ ACCEPTED AND APPROVED

SELLER: ASTOR INVESTORS, INC.

By: Robert E. Portland

END OF RECORDED DOCUMENT