## **UNOFFICIAL COPY**

FOR CUT. CONDOMINIUM Chicag 11linois

TAUSTEE'S DEED

JAN 28 AT 9 00

Sitney N. Observer of DEEDS

25749536

THIS INDENTURE male this 15th day of March , 19 79, between AMERICAN NATION AL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing the anational 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 profisions 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 day of October , 19 78, and known as Trust Number 45058 , party of the first part, and LORET AS GORA

party of the second part.

WITNESSETH, that said party of the first vary in consideration of the sum of Ten and no/100 (\$10.00)--- Dollars, and other good and valuable considerations in hand paid, does hereby gran', seil 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 FORD CITY CONDOMINIUM 25743530

Residential

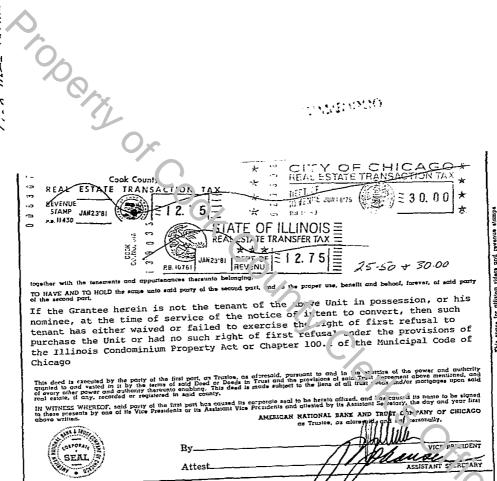
Residential
Unit # A/1204 , together with the undivided percentage interest in the Common Elements appurtenant to said Unit in For's City
Condominium in part of the North three-fourths of Section 27,
Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according 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. 2491808, together with easements apputenant as described in Easement Agreement, Document No. 24748445 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. ing 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**

-1-1241 (DO)



25749530

THIS INSTRUMENT PREPARED BY W.Richard Helms Jenner & Block One IBM Plaza

Chicago, Illinois 60611

STATE OF ILLINOIS, COUNTY OF COOK

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

E R Y

4300 W. Ford City Drive Chicago, Illinois 60652

Address of Grantee Unit No.A/1204

TRUST D TRust # ) EST . 53 45

## **UNOFFICIAL COPY**

CLOSING STATEMENT FOR FORD CITY CONDOMINIUM ASTOR INVESTORS, INC.

Lakeview Trust & Savings Bank as Trustee
5345 dated 2/20/79 BUYER: PROPERTY-UNIT \_\_A-1204\_\_ \_, 4300 West Ford City Drive Chicago, Illinois 60652 CLOSING DATE: May 1, 1979 PIONEER N.TIONAL TITLE INSURANCE CO., ESCROW TRUST NO. 131103 Credit Buyer Credit Seller Purchase Price 25,500.00 Credit Report Prorated Maintenance Assessment from 5/1/79 to 5/21/79 3. 71.47 Earnest Money \$ 2,500.00 Security Deposit
Interest on Security Deposit
1/1/79 to 4/30/79
Amount due from Buyer 300.00 3.75 on Purchase Price 22,767.72 25,571.47 25,571.47 TOTAL BUYER'S SETTLEMENT SINTEMENT Net due from Buyer on Purchase Price (item #7 alove) \$ 22,767.72 Two month Reserve Assessment for Condominium Association at \$ 71.47 per month 142 94 1st Year Insurance Chicago Transaction Tax 30.00 Deposit for Buyer's title, recording and escrow charges (estimated( 150.00 Total Due from Buyer on Purchase Price Less amount of net mortgage proceeds TOTAL DUE FROM BUYER (Payable by CASH, CERTIFIED, CASHIER'S or SAVINGS AND LOAN CHECK to Pioneer

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

\$<u>23,142,71</u>

National Title Insurance Company,

Escrow No. 131103

END OF RECORDED DOCUMENT