

# UNOFFICIAL COPY

**TRUSTEE'S DEED**  
THIS INSTRUMENT WAS PREPARED BY

Elizabeth Kurbis

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144510 68-09-163

**COMMERCIAL NATIONAL BANK**  
COMMERCIAL NATIONAL BANK OF CHICAGO  
1001 WESTERN AVENUE, CHICAGO, ILLINOIS 60625  
(312) 275-2800

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

981 JAN 29 PM 12:54

*Sidney K. Olson*  
RECORDER OF DEEDS

COOK  
CO. NO. 016  
166439

25756004  
3852



The Grantor, **COMMERCIAL NATIONAL BANK 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 solely as Trustee, under the provisions of a **Deed or Deed of Trust** duly recorded and well known to said national banking association in pursuance of a certain Trust Agreement dated the **15th** day of **FEBRUARY** 1979, AND known as Trust Number **246**, party of the first part, in consideration of Ten and No/100ths Dollars (\$10.00) and other valuable consideration paid, conveys and quit claims to **DEMETRIOS L. KOZONIS**

parties of the second part whose address is **4533 N. Western Ave., Chicago, Illinois 60625**  
the following described real estate in **Cook** County, Illinois:

**EXHIBIT "A"**

**DEED LEGAL**

**UNIT 3A & P3A IN THE WINONA-ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES:**

**LOTS 19, 20, 21, 22, 23 AND 24 IN BARTELS AND GOLBECK'S ELSTON AVENUE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT **25 5066 85** TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 DECLARATION OF CONDOMINIUM, AFORESAID, 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, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

25756004

CANCELLED

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 29 1998  
\$0.50

# UNOFFICIAL COPY

Property of Cook County

4002755

0 3 2 4 6  
 REAL ESTATE TRANSACTION TAX  
 Cook County  
 REVENUE STAMP JAN 29 1980  
 C.T. 38.50  
 38.50

The tenant of this unit has failed to exercise his right of first refusal

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways if any; party wall rights and agreements if any; existing leases and tenancies and all taxes due or to become due.

Together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer, this 14th day of August, 1980.

COMMERCIAL NATIONAL BANK OF CHICAGO  
 as trustee as per instrument of

BY [Signature] Trust Officer  
 ATTEST [Signature] Assistant Trust Officer

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Assistant Trust Officer of The COMMERCIAL NATIONAL BANK OF CHICAGO, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer respectively, appeared to me this day in person and acknowledged that they have delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

STATE OF ILLINOIS } SS  
 COUNTY OF COOK

BRUCE KAPLAN  
 Notary Public  
 My Commission Expires August 14, 1984

Given under my hand and Notarial Seal this 21st day of January, 1981  
[Signature]  
 Notary Public

FOR INFORMATION ONLY  
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 3A, 5132-42 N. Elston Ave.  
 Chicago, Illinois

RECORDER'S OFFICE BOX NUMBER 490

10.00

25756004

Form No. TR/D

END OF RECORDED DOCUMENT