

SC 46125 DG

TRUSTEE'S DEED

1981 APR 9 AM 9 57 25833241

Form 2459 Rev. 5-77

Individual

The above space for recording use only

10.20

THIS INDENTURE, made this 1st day of March, 1981, 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 5th day of September, 1979, and known as Trust Number 47681 party of the first part and Thomas Maguire, a bachelor

4343 N. Dearborn party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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:

Unit 1018 in the Boardwalk Condominium as delineated on the Plat of Survey of the following described parcel of real estate: Lots 1, 2, 3, 11, 12, 13, 14, 15 and 16 in C. U. Gordon's Addition to Chicago, said Addition being a Subdivision of Lots 5, 6, 23 and 24 and that part of the vacated streets between said Lots in School Trustee's Subdivision of fractional Section 16, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit C to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25120912, together with an undivided .1367 % interest in the Common Elements.

together with the tenements and appurtenances thereunto 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. Subject to the exceptions listed on the reverse side hereof.

10.00 MAIL

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 me signed, and of every other power and authority thereunto 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 written 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 as personally.



By [Signature] VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

THIS INSTRUMENT PREPARED BY ADELA J. [Signature] Esq.
One Park 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.

Date 4-7-81

Notary Public

DELIVERY INSTRUCTIONS: NAME Mr. Samuel Nicosia, STREET 77w. Washington, CITY Chicago Il. 60602

FOR INFORMATION ONLY: INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE APR 01 1981 17 25 CHICAGO

# UNOFFICIAL COPY

This deed is subject to:

(a) General real estate taxes not due and payable at the time of closing, (b) the Act and the Municipal Code, (c) the condominium documents, including all amendments and exhibits thereto, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions and restrictions of record, (f) private, public and utility easements, (g) encroachments, overlaps, and boundary line disputes, (h) building setback line of 30 feet (from the north line of Lots 1, 2 and 3) as established by document recorded June 20, 1892, as Document No. 1687230, and as contained in subsequent deeds recorded as Documents No. 3114458, 3114456 and 1917801 (affects Lots 1, 2 and 3), (i) building setback line of 25 feet (from the south line of Lots 11 to 16, both inclusive) as shown on the plat of subdivision (affects Lots 11 to 16), (j) violation of the building setback lines noted at items (h) and (i) above by the building over the 30 foot line, noted at (h) above, a distance of approximately 20 feet 5 inches and over the 25 foot line, noted at (i) above, a distance which varies from approximately 15 feet at the southwest corner of the building to approximately 16 feet at the southeast corner of said building, (k) rights of tenancy under the existing lease of the purchased unit, if any, (l) recorded and unrecorded leases pertaining to the commercial or common areas of the building, and all rights thereunder of, and all acts done or suffered by the lessees thereunder or any party claiming by, through or under said lessees thereunder, (m) rights, if any, of persons providing private television services, (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and (o) any other matters which shall be insured over by the title insurer.

25833241

END OF RECORDED DOCUMENT