

UNOFFICIAL COPY

L-1718C 1003

(TENANT IN COMMON)
(INDIVIDUAL)

25863189

THIS INDENTURE, Made this 1st day of September A. D. 1979 between

LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated 13th day of June 1979, and known as Trust Number 101208, party of the first part, and RONALD A. STEIN,

party of the second part.

Address of Grantee(s): 431 West Barry Street, Chicago, Illinois 60657

L-1718C-7

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100

_____ Dollars, (\$ 10.00) and other good and valuable

considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to

See Exhibit "A" attached hereto for legal description of Real Estate being conveyed

Subject to the matters set forth on Exhibit "B" attached hereto.

Cook County
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECEIVED
\$ 26.50

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
106.00

MAY - 8 1979

MAY - 7 1979

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid

to the proper use, benefit and behoof of said party of the second part forever.

The developer, A and Y CORPORATION, an Illinois Corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed has either waived or has failed to exercise the Right of First Refusal or had no Right of First Refusal with respect to this unit, pursuant to the Provisions of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago.

A and Y Corporation
an Illinois corporation

By: *[Signature]*
Authorized Agent

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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

LA SALLE NATIONAL BANK
CHICAGO, ILLINOIS
WITNESS

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 its Assistant Vice President and Assistant Secretary, the day and year first above written.

LaSalle National Bank

as Trustee as aforesaid,

[Signature]
Assistant Secretary

By: *[Signature]*
Assistant Vice President

This instrument was prepared by:
Martin K. Blonder
Rosenthal and Schanfield
55 East Monroe Street Suite 4620
Chicago, Illinois 60603

La Salle National Bank
Real Estate Trust Department
135 S. La Salle Street
Chicago, Illinois 60690

STATE OF ILLINOIS
COUNTY OF COOK

} ss:
Vicki Kerrigan

I, a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that ROBERT W. LANG

Assistant Vice President of LA SALLE NATIONAL BANK, and H. KEGEL

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively appeared before me this day in person and acknowledged that they signed and delivered 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 said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his 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 24th day of April A. D. 19.....

Vicki Kerrigan
NOTARY PUBLIC

My Commission Expires June 20, 1988

25863189

*Mailed to
Donald Steen
214 S. Dearborn
22nd Floor
Chicago, Ill*

Box No.
TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690

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Unit No. 9-D, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"):

Parcel 1:

That part of Original Lots Twenty-seven (27) and Twenty-eight (28) in Pine Grove, a Sub-division of fractional Section Twenty-one (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, bounded and described as follows, to wit:

Beginning at a point in the North line of Belmont Avenue (being a line 33 feet North of the South line of Original Lot 28 in Pine Grove) 150 feet West of the West line of Sheridan Road; thence North on a line parallel with the West line of Sheridan Road, 165 feet 6-1/2 inches to the line between Lots 27 and 28 in Pine Grove aforesaid; thence West on said line 9 feet 11 inches to a line 987 feet 8 inches East of and parallel with the East line of Evanston Avenue; thence North on said line 64 feet 0-1/2 inches to a point 101 feet 6 inches South of the South line of Melrose Street; thence East 110 feet 11-1/2 inches to a line extended South parallel with the West line of Lot 27 in Pine Grove aforesaid, from a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street with the West line of Sheridan Road; thence East 9 feet 0 inches more or less to a line 129 feet 7 inches West of and parallel to the West line of Sheridan Road; thence South on said line to a point in the North line of Belmont Avenue, 139 feet 7 inches West of the West line of Sheridan Road; thence West along the North line of Belmont Avenue, to the place of beginning;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated June 13, 1979 and known as Trust No. 101208, and recorded in the Office of the Cook County Recorder of Deeds as document no. 25204491, together with an undivided .46 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and survey).

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-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants, and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

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ALSO

Parcel 2:

Quit claim of all rights, if any, pursuant to easement for the benefit of Parcel 1 as created by the deed from Central National Bank in Chicago, a national banking association, as Trustee under trust agreement dated November 30, 1948 and known as Trust No. 1618, to Sherwin Willens, dated September 17, 1951 and recorded September 26, 1951 as document 15178910 for ingress and egress over the following described tract of land:

Beginning at a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street and the West line of Sheridan Road; thence South 101 feet 6-1/2 inches along a line parallel with the West line of Lot 27 in Pine Grove and 1098 feet 7-1/2 inches East of the East line of Evanston Avenue; thence East 9 feet more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence North along said line to the South line of Melrose Street; thence West on the South line of Melrose Street to the place of beginning, all being part of Original Lots 27 and 28 in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

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NO TENANT

EXHIBIT "B"

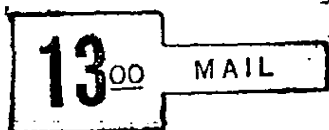
- (1) General real estate taxes for 1980 and subsequent years;
- (2) Party wall rights and agreements, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "Act");
- (4) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- (5) Declaration of Covenants, Conditions, Restrictions and Easements for the Bel Harbour Condominium Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by Grantee;
- (8) Rights of the public and quasi-public utilities for utilities maintenance;
- (9) Possible encroachment by adjoining building over and upon a portion of the common area of the property;
- (10) Possible building line violation as to a portion of the common area;
- (11) The City of Chicago Condominium Ordinance;
- (12) Leases for commercial use of a portion of the common elements.

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END OF RECORDED DOCUMENT