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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

1981 AUG -3 PM 1:29

25956880

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25956880 TRUSTEE'S DEED

FULTON HOUSE CONDOMINIUM

13⁰⁰

THIS INDENTURE, made this 5th day of June A.D. 1981 between LASALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed of Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated June 1, 1979, and known as Trust Number 10(819) (hereinafter called "Grantor"), and John C. Trudeau and Leslie A. Trudeau, his wife, as tenants in common and not as joint tenants, (hereinafter called "Grantee").

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantee the following described real estate, situated in Chicago, Cook County, Illinois, together with the tenements and appurtenance thereunto belonging to wit: Unit No. 1401 in Fulton House Condominium as delineated on the Survey of the following described parcels of real estate:

PARCEL 1:

A parcel of land comprised of Wharfing Lots 3 and 4 in Block J in Original Town of Chicago, a Subdivision in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with that part of the lands East of and adjoining said lot, lying West of the North Branch of the Chicago River; which parcel of land is bounded and described as follows:

Beginning at the Southwest corner of said Wharfing Lot 4, and running thence North along the West line of said Wharfing Lots 4 and 3, a distance of 120 feet to the Northwest corner of said Wharfing Lot 3; thence Eastwardly along the Northerly line of said Wharfing Lot 3, and along Eastward extension of said Northerly line, a distance of 68.87 feet to the Easterly face of the Wooden Dock, as now constructed, on the Westerly side of the North branch of the Chicago River; thence Southwardly along the Easterly face of said Wooden Dock, as now constructed, a distance of 121.72 feet to an intersection with an Eastward extension of the Southerly line of said Wharfing Lot 4; and thence Westwardly along said extended line and along said Southerly line of Wharfing Lot 4, a distance of 83.95 feet to the point of beginning.

and

PARCEL 2:

A parcel of land, 40 feet wide, comprised of that part of the North half of vacated Carroll Avenue (80 feet wide) lying South of and adjoining the Southerly line of Wharfing Lot 4 in Block J in Original Town of Chicago, a Subdivision in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and lying South of and adjoining the Southerly line of the lands East of and adjoining said Lot 4 lying West of the North branch of the Chicago River, which parcel of land is bounded and described as follows:

①
JAY
149008 - 68-22-9870

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
330.00
DEPT. OF REVENUE AUG-79
PB. 1101

180150

330.00

COOK CO. NO. 616
7829
STATE OF ILLINOIS
DEPT. OF REVENUE
82.50
CANCELED
RE AUG 03 1981
82.50
CANCELED
Cook County
25956880

Beginning at the Southwest corner of said Wharfing Lot 4 in Block J aforesaid, and running thence Eastwardly along the Southerly line of said Wharfing Lot 4, and along an Eastward extension of said Southerly line, a distance of 83.95 feet to the Easterly face of the Wooden Dock, as now constructed, on the Westerly side of the North Branch of the Chicago River; thence Southwardly along the Easterly face of said Wooden Dock, as now constructed, a distance of 40.62 feet to an intersection with the Eastward extension of the Southerly line of the Northerly half of said vacated Carroll Avenue; thence Westwardly along said extended line and along said Southerly line of the Northerly half of vacated Carroll Avenue a distance of 88.98 feet to an intersection with the Southward extension of the West line of said Wharfing Lot 4; and thence North along said extended line a distance of 40.05 feet to the point of beginning.

and

PARCEL 3:

The North three feet of the South half of vacated West Carroll Avenue lying North of and adjoining Original Water Lot or Wharfing Lot 1, in Block "K" in the Original Town of Chicago, the West boundary being the West line of said Block "K" extended Northerly (being also the East line of North Canal Street) and the East boundary being the Easterly face of the present dock line on the West bank of the North branch of the Chicago River in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

and

PARCEL 4:

A tract of land, comprising a part of the South half of vacated West Carroll Avenue lying North of original Water Lot or Wharfing Lot 1, in Block K in the original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the Southwest corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue; thence South 87° 04' 20" East, along the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue aforesaid, a distance of 64.36 feet to the point of beginning; thence South 02° 55' 40" West, a distance of 3.68 feet; thence South 87° 04' 20" East, a distance of 25.65 feet to the line of the Easterly face of the present Wood Dock on the West bank of the North Branch of the Chicago River; thence North 07° 04' 28" West along said Dock line; a distance of 3.74 feet to the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue aforesaid; thence North 87° 04' 20" West along the last described line, a distance of 25.00 feet to the point of beginning. Containing 93.2 square feet, more or less.

and

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PARCEL 5:

A tract of land, comprising a part of original Water Lot or Wharfing Lot 1, in Block K in the original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South half (except the North 3.00 feet of said South half) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Beginning at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the Southwest corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue; thence South $00^{\circ} 00' 00''$ West along the East line of North Canal Street a distance of 47.00 feet; thence North $90^{\circ} 00' 00''$ East a distance of 16.10 feet to a point of curve; thence Easterly and Southerly along the arc of a circle (convex Northeast) radius 11.00 feet, chord South $48^{\circ} 32' 14''$ East, 14.58 feet a distance of 15.94 feet to a point of tangency; thence North $07^{\circ} 04' 28''$ West, a distance of 56.05 feet to the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue aforesaid; thence North $87^{\circ} 04' 20''$ West along the last described line, a distance of 20.15 feet to the point of beginning. Containing 1085.8 square feet, more or less.

and

PARCEL 6:

All that part of the property and space lying above a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land.

A tract of land, comprising a part of original Water Lot or Wharfing Lot 1, in Block K in the original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South half (except the North 3.00 feet of said South half) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the Southwest corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue; thence South $87^{\circ} 04' 20''$ East, along the South line of the North 3.00 feet of vacated West Carroll Avenue aforesaid, a distance of 20.15 feet to the point of beginning; thence South $07^{\circ} 04' 28''$ East, a distance of 70.02 feet; thence North $82^{\circ} 55' 32''$ East, a distance of 60.16 feet; thence North $07^{\circ} 04' 28''$ West, a distance of 55.67 feet; thence North $87^{\circ} 04' 20''$ West, a distance of 17.53 feet; thence North $02^{\circ} 55' 40''$ East, a distance of 3.68 feet to the South line of the North 3.00 feet of the South half of vacated West Carroll Avenue aforesaid; thence North $87^{\circ} 04' 20''$ West, a distance of 44.21 feet to the point of beginning. Containing 3830.0 square feet, more or less.

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7/17/81

which survey (hereinafter called "Survey") is attached as Exhibit A to the Declaration of Condominium Ownership for Fulton House Condominium made by Grantor and recorded June 5, 1981 in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 25895835; together with its undivided percentage interest in the above described real estate (excepting from the real estate all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration and also in that Declaration of Zoning Restrictions recorded as Document No. 25198/21, in that Amendment to Declaration of Zoning Restrictions recorded as Document No. 25895252, and in that Declaration of Easements and Covenants recorded as Document No. 25895261, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining real estate described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

This deed is executed by Grantor, 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 thereunto enabling.

The tenant, if any, of the unit conveyed hereby, has either waived or has failed to exercise his right of first refusal to purchase said unit or had no such right of first refusal pursuant to the provisions of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



Assistant Secretary

LASALLE NATIONAL BANK, as Trustee, as aforesaid, and not personally

By:

[Signature]
Assistant Vice President

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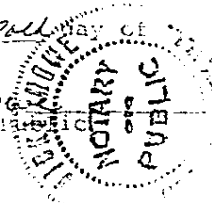
STATE OF ILLINOIS)
COUNTY OF COOK)
vicki Howe

JOSEPH W. LANG
James A. Clark

Property of Cook County Clerk's Office

July 1, 1995

Yvonne Hoag



Attest: Notary Public, Cook County, Illinois, My Comm. Expires May 1, 1995

MR. & MRS. TRUDEAU
SUITE 1-112
APPAREL CENTER
CHICAGO, IL 60654

Richard S. Shillert
Michael E. Yur
Karin S. Melvaine
145 S. LaSalle Street
Chicago, Illinois 60603

25956880

END OF RECORDED DOCUMENT