

UNOFFICIAL COPY

25 056 456

ELM COURT CONDOMINIUM OF EVANSTON

TRUSTEE'S DEED

THIS INDENTURE, made this 21st day of June, 1979, between ALBANY BANK AND TRUST COMPANY N.A., an association organized 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 bank pursuant of a certain Trust Agreement, dated the 27th day of July, 1978, and known as Trust Number 11-3548, Grantor, and HILDEGARD ROBITSCHKO, a spinster, Grantee, whose address is 2113 Howard Street, Evanston, Illinois

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Grantee, ~~xxxxxxx~~ the following described real estate, situated in Cook County, Illinois, together with the tenement, and appurtenances thereunder belonging, to wit:

Unit No. 2B in the Elm Court Condominium of Evanston as delineated on Plat of Survey of the following described real estate:

Lot 1 in Meister-Neiberg and Associates Resubdivision of Lots 7 through 14 in Block 2 in Oliver Salinger and Company's Second Howard Street Addition to Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 25025022 together with its undivided percentage interest in the common elements.

Subject to:

Encroachments, if any, building lines; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments thereto, if any; private, public and utility easements including any easement established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; current general real estate taxes; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; limitations and conditions imposed by the Evanston Residential Condominium Ordinance; acts done or suffered by Grantee; special city or county taxes or assessments, if any; and existing leases.

Grantor also hereby grants to Grantee and the heirs and assigns of Grantee, 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, 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.

~~xxxxxxx~~

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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BOX 533

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C. C. I. REV. STAMP

10.00

110455
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 1979
DEPT. OF REVENUE
17.50

25 056 456

MAIL TO: BARBARA L. GORDON - ASSEC. ATTN: GEORGE W. SOHL, 7 S. DEARBORN ST. STE #940 CHICAGO, ILL 60603

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

The Tenant, if any, of the Unit conveyed hereby, has either waived or failed to exercise his right of first refusal to purchase said Unit or had no such right to first refusal pursuant to the provisions of the Illinois Condominium Property Act.

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.

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 Vice President-Trust Officer and attested by its Assistant Cashier, the day and year first above written.



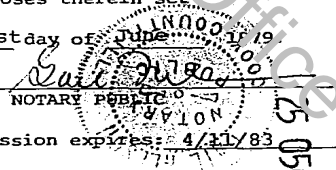
ALBANY BANK AND TRUST COMPANY N.A.,
as Trustee, as aforesaid, and not
personally

ATTEST: Parlene Holzer BY: [Signature]
ASSISTANT CASHIER VICE PRESIDENT-TRUST OFFICER

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Gail Nelson a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT R. Lewis Vice President-Trust Officer of ALBANY BANK AND TRUST COMPANY N.A., and Parlene Holzer Assistant Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Vice President-Trust Officer and Assistant Cashier 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 of said Bank, for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank to said instrument as said Assistant Cashier's 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 21st day of June, 1983



Address of Property:
2113-23 W. Howard Street
Unit 2B
Evanston, Illinois 60202

My Commission expires: 4/11/83

This instrument prepared by:

ARTHUR H. EVANS
180 N. LaSalle Street - Suite 1566
Chicago, Illinois 60601
312-782-1850

END OF RECORDED DOCUMENT