

UNOFFICIAL COPY

TRUSTEE'S DEED

25063955

COOK COUNTY, ILLINOIS
FILED FOR RECORD
Joint Tenancy

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67-09-449 E Miller
142 P 201,005
003435

THIS INDENTURE, made this JUL 23 1979 23rd day of May, 1979, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 15th day of February, 1979, and known as Trust Number 3800, party of the first part, and Phyllis Cheever

% Pioneer Bank + Trust Co.
~~Trust Co.~~
1000 W. NORTH AVE.

of Chicago, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, do hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate 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 signed to these presents by its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally.

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

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Assistant 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 acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of June, 1979
Bertrice V. Crowe
Notary Public

My commission expires March 9, 1982

DELIVER BY INSTRUCTIONS
NAME Richard A. Nelson
STREET 252 S. Prospect
CITY Park Ridge, Ill.
OR 60068

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
3100 N. Lake Shore Drive
Chicago, IL 60657
Prepared by Amalgamated Trust & Savings Bank, Land Trust Dept.
100 S. State St., Chicago, Illinois 60603

By WILLIAM E. NAVOLIO BOX 533
Asst. Vice Pres.

COOK
CO. NO. 015
11243
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 23 1979
14.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 23 1979
30.00

PAID
C.C.I. REV. STAMP
11.00



Exhibit "A" (Page 1)

DEED LEGAL

UNIT 1312 IN THE 7100 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 AND ACCRETIONS THERETO OF LAKE FRONT ADDITION, BEING A SUBDIVISION OF SUB-LOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE ASSESSOR 'S' SUBDIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WESTERLY LINE OF LINCOLN PARK IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2499699 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.

THE TENANT OF THE UNIT: (insert one of four)

- (1) ~~WAIVED THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT AS SET FORTH IN SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT,~~
- (2) ~~FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT AS SET FORTH IN SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT,~~
- (3) ~~HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT AS SET FORTH IN SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT, OR,~~
- (4) THE TENANT OF THE UNIT IS THE PURCHASER.

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Exhibit "A" (Page 2)

THIS DEED IS SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1978 and subsequent years;
2. Easements, covenants, restrictions and building lines of record;
3. Encroachments, if any;
4. Applicable zoning and building laws and ordinances;
5. Terms, provisions and conditions of the Declaration of Condominium Ownership for The Darien Apartments Condominiums;
6. Limitations and Conditions of the Condominium Property Act of the State of Illinois, as amended;
7. Covenants and restrictions contained in documents recorded with the Recorder of Deeds of Cook County, Illinois, as Documents Nos. 7846410, 10291609 to 10291615, inclusive, 4992574 and 9546754; and provisions of Decree entered April 14, 1933, in the Superior Court of Cook County, Illinois, Case No. 464906 pertaining thereto.