

Property of Cook County, Illinois
67-12-763Y 003933

1704/207

COOK COUNTY, ILLINOIS
FILED FOR RECORD

25071354

Recorder for Deeds
JUL 27 1979

JUL 27 1979 9 00 AM

*25071354

CARL SANDBURG VILLAGE CONDOMINIUM NO. 2

TRUSTEE'S DEED

COOK
CO. NO. 015
111742

THIS INDENTURE, MADE THIS 7TH DAY OF MAY, 1979, 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 BANK IN PURSUANCE OF A CERTAIN TRUST AGREEMENT DATED THE 3RD DAY OF JANUARY, 1979, AND KNOWN AS TRUST NO. 45574, GRANTOR, AND SIDNEY PESKIN AND MICHELLE CARRIE PESKIN

CANCELLED
STATE OF ILLINOIS
1979 ESTATE TRANSFER TAX
DEPT. OF REVENUE
41.00

GRANTEE(S).

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 THE GRANTEE, NOT AS TENANCY IN COMMON, BUT AS JOINT TENANTS, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING:

UNIT NO. 2303 B IN CARL SANDBURG VILLAGE CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25032909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

27964
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
45.00

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 IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER'S DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR3085871, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

11.00

BOX 533

25071354

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THIS TRUSTEE'S DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION AND THE HOMEOWNER'S DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

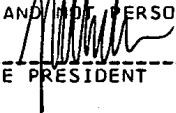
TO HAVE AND TO HOLD THE SAME UNTO SAID GRANTEE, AND TO THE PROPER USE, BENEFIT AND BEHOOF, FOREVER, OF SAID GRANTEE.

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.

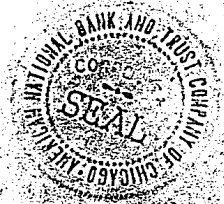
THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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 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 NOT PERSONALLY

BY:  VICE PRESIDENT

ATTEST:  ASSISTANT SECRETARY



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STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ~~Samuel Whelan~~ VICE PRESIDENT, AND ~~Peter H. Johnson~~ ASSISTANT SECRETARY, OF THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, GRANTOR, PERSONALLY KNOWN 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 BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THE SAID ASSISTANT SECRETARY THEN AND THEREAFTER ACKNOWLEDGED THAT SAID ASSISTANT SECRETARY, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK, CAUSED THE CORPORATE SEAL OF SAID BANK 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 BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23 DAY OF July, 1929.
[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES:

9-22-22

DELIVERY INSTRUCTIONS:

785 TIMBER HILL RD.
1704 HAWLAND PARK, ILL.
60035

ADDRESS OF GRANTEE:

2303 B
1455 N. Sandburg Terrace
Chicago, Ill. 60610

ADDRESS OF PROPERTY:

2303 B
1455 N. SANDBURG TERRACE
CHICAGO, ILLINOIS 60610

THIS INSTRUMENT WAS PREPARED BY:

HERBERT A KESSEL, ESQ.
RUDNICK & WOLFE
30 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
(312) 368-4040

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