

508

TRUSTEE'S DEED

25129347

TR 1048 FORM 10655 BANKFORIAS INC.

The above space for recorder's use only

THIS INDENTURE made this 15th day of August, 1979, between COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, a corporation duly organized and existing as a state banking association 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 State banking association in pursuance of a certain Trust Agreement, dated the 3rd day of October, 1978, and known as Trust Number 7809120, party of the first part, and JOHN K. POWELL, JR., unmarried, having never been married, and SUSAN FEATHERSTONE, unmarried, having never been married, as joint tenants

of Chicago, Illinois parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS-----(\$10.00)----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO, AND MADE A PART HEREOF

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part

SUBJECT TO: (a) Real Estate Taxes for 1978 and subsequent years; (b) easements, covenants, restrictions and building lines of record; (c) applicable zoning and building laws or ordinances; (d) acts done or suffered by party of the second part; (e) Condominium Property Act of Illinois; (f) Declaration of Condominium Ownership and all Amendments thereto; (g) Condominium Ordinance of the City of Chicago. THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and hereunto signed, and signed to these presents by its Assistant Vice-President and attested by its Assistant Trust Officer/Assistant Cashier, the day and year first above written.

THIS DOCUMENT WAS PREPARED BY: BARRY B. KREISLER, Atty. 29 S. LaSalle St., #930 Chicago, Illinois 60603 (312) 782-8444

COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, as Trustee, as aforesaid, and that person, By: Warren E. Powers, Assistant Vice-President, ATTEST: Assistant Trust Officer/Assistant Cashier

COUNTY OF COOK } SS. STATE OF ILLINOIS

I, Donna K. Moriki, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Warren E. Powers

Assistant Vice-President of COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, an Illinois banking association, and Armando Garcia Assistant Cashier of said state banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Assistant Vice-President and Assistant Trust Officer/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 acts, and as the free and voluntary act of said state banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer/Assistant Cashier did also then and there acknowledge that he/she, as custodian of the corporate seal of said, state banking association, did affix the said corporate seal of said state banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said state banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of August, 1979

Donna K. Moriki, Notary Public

509 Roscoe St., Chicago, Illinois

For information only insert street address of above described property.

67-16-711 #368646

State and Revenue Stamps

Stamps Mixed 3/16/84

Document Number

25129347

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Property of Cook County Clerk's Office

Unit No. 1-B in the 509 ROSCOE CONDOMINIUM, as delineated on a survey of the following described real estate

PARCEL 1:

Lots 23 and 24 in R. Schlosser's Lake Shore Subdivision, being a Resubdivision of Wallbaum's Subdivision of Lot 23 in Pine Grove, in the East 1/2 of the South West 1/4 of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 as created by Declaration Dated March 22, 1974 and recorded June 5, 1974, as Document No. 22738331 over and upon the following premises: The East 16 feet of the West 62 feet of Lots 19 and 20, taken as a tract, in Lake Shore Subdivision of Lots 24, 25 and 26 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 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 and filed as Document No. 25017212 + 509, together with its 14.3080 percentage interest in the common elements.

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, and party of the first part 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.

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

Mail To: Arthur D. Evans
180 N. LaSalle St # 1506
Chicago, Ill. 60601

25129347

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12/130

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3116084

SEP 4 10 05 AM '79
Sudney R. Wilson
REGISTRAR OF DEEDS

3116084

DELIVER TO
WANDA TAYLOR

1979 SEP 4 AM 10 53
RECORDED
INDEXED
11.00

11.00

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT