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TRUSTEE'S DEED

25129348

TR 104B (FORM 10-50) BANKERS' TRUST

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 31st 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 WEATHERSTONE, 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.

25129348

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 the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement aforesaid, and of every other power and authority hereunto 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 all kind; pending litigation, if any, against the said real estate; building lines; building, floor 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 has caused its name to be 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. FREISBERG, Atty.**  
 29 S. LaSalle St. #930  
 Chicago, Illinois 60603  
 (312) 782-8444

COMMUNITY BANK & TRUST COMPANY OF EDGEWATER,  
 as Trustee, as aforesaid, and not personally.  
 By James Beutel, Sr. Vice-President  
 Attest: Warren E. Powers  
 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

James Beutel, Sr. Vice-President of COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, an Illinois banking association, and Warren E. Powers Assistant Trust Officer/Assistant Cashier of said state banking association, personally known to me to be the same person, 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 28th day of August, 1979  
Donna K. Moriki  
Notary Public



509 Roscoe St., Chicago, Illinois

For information only insert street address of above described property.

Section 4:  
 Exempt under provisions of Paragraph 1-4.1.1 of the Real Estate Transfer Tax Act.  
Warren E. Powers Buyer, Seller or Representative  
 Date

Exempt under provisions of paragraph 1-4.1.1 of the Real Estate Transfer Tax Act.  
 Section 1-4.1.1 of the Real Estate Transfer Tax Act.  
 Ordinance

Document Number

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Unit No. P-2 in the 509 ROSCOR 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 21, 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 together with its .3888 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.

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Property of Cook County Clerk's Office

25129348

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SEP 4 10 05 AM '79

*Shirley K. Cole*  
REGISTRAR OF DEEDS

16085

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INDEXED  
SEP 20 1979

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END OF RECORDED DOCUMENT