

UNOFFICIAL COPY

25138178

BERWICK CONDOMINIUM
TRUSTEE'S DEED

6729054y

THIS INDENTURE, made this 24 day of July, 1979, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 6th day of December, 1975, and known as Trust Number 1765, party of the first part, and Scott Hodes and M. Patrice Hodes, his wife

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, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common but as joint tenants the following described real estate, situated in Cook County, Illinois together with the tenements and appurtenances thereunto belonging to wit:

Unit 7 as delineated on survey of Lots 22, 23 and 24 in Block 3 in Cannell's Sheffield Avenue Addition, a Subdivision of Lot 1 (except the East 102.9 feet thereof) in the Court Partition of the North 3/4 of the East 1/2 of the South East 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by Bank of Ravenswood as Trustee under Trust Agreement dated December 6, 1975 and known as Trust No. 1765 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24728777; together with an undivided 5.68 % interest in the Parcel (excepting from the Parcel all the property and space comprising all of the units thereof as defined and set forth on said Declaration and Survey).

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 Trustee's 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.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, subject to current taxes and special taxes or assessments for improvements not then completed; Condominium Property Act of the State of Illinois; the Declaration and/or amendments thereto, plat and by-laws described therein; easements, covenants and restrictions and building lines of record and also as set forth in the Declarations; applicable zoning and building laws or ordinances; encroachment of the bays over the sidewalks.

The tenant of the unit failed to exercise the right

14-20-406
\$195 PAID
C.C.I. REV. STAMP bill

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$40.00
DEPT. OF REVENUE SEP 1978

BOOK CO. NO. 018
18137
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
SEP 19 1979
19.50

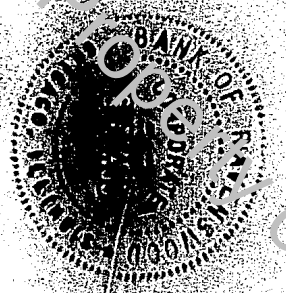
COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 18 1979 2 21 PM

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of first refusal.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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



BANK OF RAVENSWOOD
As Trustee as aforesaid

By Cecil Gommerman
Vice-President

ATTEST:

Keith C. Erickson
Asst. Trust Officer

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

Cecil Gommerman

Vice President of the BANK OF RAVENSWOOD, and
Keith C. Erickson, Asst.

Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Subscribers~~ Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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
day of September, 1979.

Sylvia H. [Signature]
Notary Public

ADDRESS OF GRANTEE:
307 Alder
Chicago, Illinois

DELIVERY INSTRUCTIONS:
Portes, Sharp, Herbst & Kravets
30 North LaSalle
Chicago, IL 60602

ADDRESS OF PROPERTY:
846-54 W. CORNELIA
UNIT 7
Chicago, Illinois 60657

This instrument was prepared by:
ALAN R. KRAVETS, ESQ.
55 E. Monroe St.
Chicago, Illinois 60603



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