

UNOFFICIAL COPY

007845 671783806

TRUSTEE'S DEED
FILED FOR RECORD

25144025

RECORDED BY JELLS

SEP 13 '79 10 25 AM
Individual

*25144025

Form 2459

The above space for recorders use only

THIS INDENTURE, made this 24th day of August, 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 national banking association in pursuance of a certain Trust Agreement, dated the 7th day of February, 1979, and known as Trust Number 45792 party of the first part, and James H. Bennett, III of 1817F Wildberry Drive, Glenview, Illinois 60025 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100ths (\$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:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 2405 at the Two East Oak Condominium, 2 E. Oak Street, Chicago, Illinois.

\$ 27²⁵ PAID
C. C. I. REV. STAMP

This Instrument Prepared by:
Nicholas P. Black
120 S. LaSalle St. #500
Chicago, Ill. 60603

10.00

together with the encumbrances 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.

Pursuant to Section 30 of the Illinois Condominium Property Act and Chapter 100, of the Municipal Code of Chicago, the tenant, if any, of this Unit, either:

- (1) waived his right of first refusal to purchase the unit, or
- (2) failed to exercise his right of first refusal to purchase the unit, or
- (3) had no right of first refusal to purchase the unit, or
- (4) is the purchaser of the unit.

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 attaching. This deed is made subject to the terms of all trust deeds and/or mortgages, liens and real estate, if any, recorded or registered in said county.

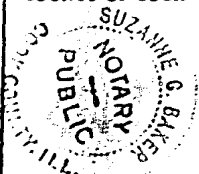
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.

By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS } SS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as said 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date: 29 1979

MY COMMISSION EXPIRES JUNE 25, 1983

Suzanne G. Baker
Notary Public

DELIVERY INSTRUCTIONS
NAME: James H. Bennett, III
STREET: 1817F Wildberry Drive
CITY: Glenview, IL 60025
RECORDER'S OFFICE BOX NUMBER: 533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 2405, Two East Oak Street
Chicago, Illinois

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
RECEIVED
SEP 13 1979
8 5 00
CASSIUS STATE OF ILLINOIS
LEGAL ESTATE TRANSFER TAX
25144025

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 2405 IN THE TWO EAST OAK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 6 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, 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 25-035-273 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 AFORESAID DECLARATION OF CONDOMINIUM AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 24 889 082 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT, IF ANY, HAS WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER.

25144025