

25146378

Joint Tenancy

TRUSTEE'S DEED

1461809 Law
17 33 093
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THIS INDENTURE, made this 10th day of September, A.D. 1979, between LASALLE NATIONAL BANK, a national banking association, of Chicago, Illinois, as Trustee under the provisions of the Deed in Trust, duly recorded and delivered to said Bank in pursuance of the Trust Agreement dated the 23rd day of July, 1968, and known as Trust No. 35376 ("Grantor"), and

James M. Sulzer and Paula K. Carson ("Grantees"), whose address is 2728 Hampden Court, Chicago, Illinois 60614

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto Grantees, not as tenants in common, but as joint tenants, the following described real estate, together with the tenements and appurtenances thereunto belonging, situated in Cook County, Illinois, to wit:

Unit No. 1210 (the "Unit"), as delineated on the Plat of Survey of the following described real estate and improvements thereon (the "Property"):

Lot 24 and Lot 25 in Andrews, Spafford and Colehour's Subdivision of Blocks 1 and 2 of out-lot of Block "A" in Wrightwood, said Wrightwood being a Subdivision of the Southwest Quarter of Section 28, 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 Ownership made by Grantor (the "Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25137767, together with an undivided .5528 percent interest in the Property (excepting from the Property all the property and space comprising all the Units thereon as defined and set forth in said Declaration and Survey).

Grantor further specifically grants to Grantees and Grantees' successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in the Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the same unto Grantees, not in tenancy in common, but in joint tenancy, and to the proper use, benefit, and behoof of Grantees forever.

This instrument is made subject to current general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed, installments not yet due for improvements now completed, and unconfirmed special taxes and assessments, if any; private, public, and utility easements, covenants, conditions, rights, reservations, restrictions, and building lines of record, including those contained in or implied from the Declaration and any amendments thereto; encroachments, liens, and other matters, if any, covered by title insurance at Grantor's expense; applicable zoning and building laws and ordinances; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; existing leases, licenses, and agreements affecting the Property (except the Units, as aforesaid); existing lease, if any, of the Unit; and acts done or suffered by Grantees.

THE TENANT, IF ANY, OF THE UNIT OTHER THAN GRANTEES EITHER HAS WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AND SECTION 100.2-6C OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO.

452
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE AUG 1979
\$ 45.00

34651
STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
\$ 21.50

\$ 21.50 PAID
C. I. REV. STAMP

25146378
10

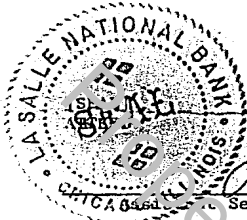
UNOFFICIAL COPY

This instrument 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 in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

LASALLE NATIONAL BANK,
and Trustee of the aforesaid

by [Signature]
Assistant Vice President



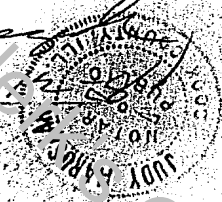
[Signature]
Secretary

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JUDY MARUSZAK, a Notary Public in and for said County, in the State aforesaid, Do hereby certify that James A. Clark, Assistant Vice President of LASALLE NATIONAL BANK, and H. KESEL, Assistant Secretary thereof who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before 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 LASALLE NATIONAL BANK, as trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of September, A.D. 1979.

[Signature]
Notary Public
My commission expires: 7/1/80



Permanent Parcel Nos. 14-28-308-009, -016, and -017

After recording, mail to:

This instrument was prepared by:

Jeffrey Kuta, Esq.
Newman, Stahl & Shadur
180 North LaSalle Street
Chicago, Illinois 60601

BOX 533

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 14 1979 10 34 AM

RECORDED BY JESDS

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END OF RECORDED DOCUMENT