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Joint Tenancy

25160408

TRUSTEE'S DEED

THIS INSTRUMENT, 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 of 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

Fred Messerschmidt and Anna Messerschmidt ("Grantees"),

whose address is Elmhurst Federal Savings; First at Addison; Elmhurst, Illinois 60126

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 thereto belonging, situated in Cook County, Illinois, to wit:

Unit No. 1709 (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 our 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 58.95 percent interest in the Property (excepting from the Property all the property and space comprising all the Units hereof 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 completed, installments not yet due for improvements not completed, and unfirmed 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 Unit, 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 18.0 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AND SECTION 100.0 OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO.

\$ 23.50 PAID
C.C.I. REV. STAMP
d.m.

10.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE DEPT. OF REVENUE
SEP 24 1979
RECORDS DEPT. OF REVENUE
23301

RECEIVED IN BAD CONDITION

BOX 533

