

# UNOFFICIAL COPY

25163048

Individual or  
Tenants in Common

67 33 179 E 0

## TRUSTEE'S DEED

THIS INDENTURE, made this 20th day of August, A.D. 1970, 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

Edith H. Fitts ("Grantee"),

whose address is 201 West Liberty Drive, Wheaton, Illinois 60187.

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 Grantee, the following described real estate, together with the tenements and appurtenances thereunto belonging, situated in Cook County, Illinois to wit:

Unit No. 1305 (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 .5797 percent interest in the Property (excepting from the Property all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Grantor further specifically grants to Grantee and Grantee's 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 Grantee, and to the proper use, benefit, and behoof of Grantee 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 Grantee.

THE TENANT, IF ANY, OF THE UNIT OTHER THAN GRANTEE 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.

\$ 23<sup>00</sup> PAID  
C. C. I. REV. STAMP *d m*

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CANCELLED OF ILLINOIS  
SEP 25 1970  
REC'D  
2 3 00

CITY OF CHICAGO  
RECORDS & CLERK  
OFFICE

25163048

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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,  
as Trustee as aforesaid

By *Joseph W. Lang*  
Assistant Vice President

SEAL  
ATTEST.

*J. Kege*  
Assistant Secretary

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

I, **NUDY MARUSZAK**, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that **JOSEPH W. LANG**, Assistant Vice President of LASALLE NATIONAL BANK, and **H. KEGE**, Assistant Secretary thereof who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as 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.

*Nudy Maruszak*  
Notary Public

My commission expires: 7-13-80

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

After recording, mail to:

Edith A. Fitts  
901 N. Liberty Drive  
Heaton, Ill. 60187

This instrument was prepared by:

Jeffrey R. ... Esq.  
Newman, Scott & Shuman  
185 North LaSalle Street  
Chicago, Illinois 60601

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

SEP 25 '79 2 44 PM

**BOX 533**

RECORDED BY DEED

25163048

**END OF RECORDED DOCUMENT**