

# UNOFFICIAL COPY

25181250

## TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney R. Clark*

RECORDER OF DEEDS  
CO. NO. 015

Form 2459 Rev. 5-77

Individual

1979 OCT -9 AM 11:17

25181250 21855

①  
1402296  
6738693E  
17-03-102

THIS INDENTURE, made this 15th day of September, 1979, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation 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 29th day of May, 1979, and known as Trust Number 46629, party of the first part, and Edith H. Fitts,

party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

See attached Rider

*WR* \$ 32.00 PAID  
C. C. I. REV. STAMP

### SUBJECT TO:

- (1) Real estate taxes for 1979 and subsequent years.
- (2) Covenants, conditions and restrictions of record.
- (3) Easements existing or of record.
- (4) Encroachments, if any.
- (5) The Declaration of Condominium Ownership

together with the tenements and appurtenances thereunto 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.

The tenant, if any, of the Unit has either waived or failed to exercise the right of first refusal to purchase the Unit or had no such right of first refusal under the provisions of the Illinois Condominium Property Act or Chapter 100.2 of the Municipal Code of Chicago.

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, of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said 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 written 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  
COUNTY OF COOK

SS.

THIS INSTRUMENT  
PREPARED BY

AMERICAN NATIONAL BANK  
AND TRUST COMPANY  
OF CHICAGO  
33 N. CASALLE  
CHICAGO, ILLINOIS

*PREPARED BY PETER A. BENTA*  
*ONE IRM PARK*  
*CHICAGO, IL*

Given under my hand and Notary Seal,

SEP 26 1979

Date  
*W James M... ..*  
Notary Public

NAME Edith H. Fitts  
STREET 920 Eddy Court  
CITY Wheaton, Illinois  
OR  
INSTRUCTIONS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

RECORDER'S OFFICE BOX NUMBER BOX 533

CANCELLED OF ILLINOIS  
DEPT OF REVENUE  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
32.00  
90.00  
DEPT OF REVENUE  
REVENUE OCT-979  
90.00

25181250

10.00

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## RIDER TO TRUSTEE'S DEED

Unit 201, P-2, P-3 and P-4 in 1419 North State Parkway Condominium as delineated on the survey of the following described real estate:

The North 5 feet of Lot 28 and all of Lot 29 and the South 20 feet of Lot 30, in Block 3 in the Catholic Bishop of Chicago Lake Shore Drive Addition to Chicago, in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois,

which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership for 1419 North State Parkway, recorded as Document 25171568 together with its 4.32%, .34%, .15% and .15% undivided percentage interest in the common elements.

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 Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This 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.

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**END OF RECORDED DOCUMENT**