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TRUSTEE'S DEED 25195103

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 17th day of September, 1979, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed of trust in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of May, 1974, and known as Trust Number 64227, party of the first part, and Phyllis Cheever, divorced and not since remarried, 4000 N. Wells Chicago, IL 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 convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached Exhibit "A" for Legal Description.

\$ 57.50 PAID  
C. C. I. REV. STAMP

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.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Sidney R. Olson  
RECORDER OF DEEDS

1979 OCT 16 PM 2:49

25195103

10.00

This deed 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 or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *[Signature]* Assistant Vice-President

Attest *[Signature]* Assistant Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, 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 me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, holding the corporate seal of said Company, caused the corporate seal of said Company to be affixed to the instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal 9-27-79

Date

*Monica Sanders*

Notary Public

DELIVER

NAME *Dan O'meara*  
STREET *3223 N. Oakland*  
CITY *Chicago 60657*

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE:

1225 N. State Parkway  
Chicago, IL

THIS INSTRUMENT WAS PREPARED BY:  
Thomas V. Szymczyk

OR BOX 533

COOK CO. NO. 016  
3073  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
57.50  
165.00  
PAID  
6717  
DEPT. OF REVENUE  
165.00

65-98-205 ME Lines 483427  
17-03-109

Document Number  
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TPD:12/9/77

# 757

UNIT NO. 27, IN THE 1255 NORTH STATE PARKWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING-DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS PARCEL); LOT 6 IN BLOCK 5 OF STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 50 FEET OF THE WEST 150 FEET OF LOT 11 IN ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1974, AND KNOWN AS TRUST NO. 64227, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23825048, AND, AS AMENDED BY DOCUMENT NO. 24189351, TOGETHER WITH AN UNDIVIDED 1.3152 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

1. General real property taxes for the year 1978 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 1978.
2. Special City or County taxes or assessments for improvements not yet completed.
3. Mortgage or Trust Deed and related security documents, if any, recorded under a Money Lenders Escrow Agreement in connection herewith.
4. Applicable zoning laws or ordinances.
5. Acts done or suffered by Grantee.
6. Condominium Property Act of Illinois.
7. 1255 North State Parkway Declaration of Condominium Ownership and By-Laws for the 1255 State Parkway Condominium Association.
8. Liens or other matters over which CTI will insure.
9. Easements, rights of way, covenants, conditions, restrictions and building lines of record.
10. Encroachments, if any, including without limitation, encroachments by the improvements located on the property onto land adjacent to the property, and encroachments onto the property by improvements located on land adjacent to the property.
11. Party wall rights and agreements, if any.
12. Streets and highways and applicable building lines or ordinances.

**END OF RECORDED DOCUMENT**