

25199359

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

Form 2459 Rev. 5-77

Individual

1979 OCT 18 PM 2:28

The above space for recorders use only

25199359

COOK
CO. NO. 016

THIS INSTRUMENT, made this 2nd day of August, 1979, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly 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 10th day of April, 1979, and known as Trust Number 46251 party of the first part, and DEBORAH J. NELSON, Nominee, Chicago, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100-----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 RIDER ATTACHED HERETO AND MADE A PART HEREOF:

1000

\$ 34.75 PAID
C. C. R. REV. STAMP

together with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and enjoyment, forever, of said party of the second part.

Subject to the following: (1) Taxes for 1979 and subsequent years; (2) Reservations of easements of record; (3) Restrictions, covenants and conditions of record; (4) Illinois Condominium Property Act;

THIS INSTRUMENT PREPARED BY
MICHAEL D. BATLER
Attorney at Law
400 WEST DUNDIE ROAD
BUFFALO GROVE, ILL. 60090

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power of 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 therunto 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 signed 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 for personally,



By _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

SEP 27 1979

Wilana Moore
Notary Public

DELIVER TO: NAME LANCE M. GREEN, ESQ
STREET 1400 N. STATE PKWY.
CITY CHICAGO, ILL. 60610
INSTRUCTIONS BOX 533
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT 6C
1400 State Parkway
Chicago, Illinois

67 45 219.F
OCT 18

Bayer 1406144

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
Document Number
25199359

EXHIBIT A

Unit No. 6C in 1400 State Parkway Condominium as delineated on the Survey of the following: Lots 1 and 4 in Block 2 in Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition to Chicago, also Lot 19 of Lot A of Block 2 in Subdivision of Lot A of Block 1 and Lot A of Block 2 in Catholic Bishop of Chicago Subdivision of Lot 13 in said Bronson's Addition of Chicago, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which Survey is attached to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25179002; together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining real estate.

This Trustee's 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.

The Tenant, if any, of this Unit, has either waived or has failed to exercise his Right of First Refusal to Purchase this Unit, had no such Right of First Refusal, pursuant to the provisions of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago.