

GRANVILLE BEACH CONDOMINIUM

25199374

TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of September, 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 Bank in pursuance of a certain Trust Agreement dated the 13th day of March, 1979, and known as Trust No. 46272 Grantor, and Michael D. Sheppard and Marie L. Sheppard, his wife, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as Tenants in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

Unit No. 2306, in the Granville Beach Condominium, as delineated on a survey of the following described real estate;

Parcel 1: Lots 1 and 2 (except the West 14 feet thereof) in Block 9 in Cochran's Second Addition to 37' water in the East fractional 1/2 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: All the land lying Easterly of Lots 1 and 2, Southerly of the North lot line of Lot 1 extended Easterly, Northerly of the South lot line of Lot 2 extended Easterly, and westerly of the boundary line established by decree of The Circuit Court of Cook County, Illinois in case number 67 CH 1768, all in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25192836, 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 aforementioned 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.

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.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

This deed is executed by Grantor, 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, and of every other power and authority thereunto enabling.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR 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.

COOK CO. NO. 016 1 2 3 6 1 8
STATE OF ILLINOIS
DEPT. OF REVENUE
OFFICE OF TRANSFER TAX
22.00

0 0 7 0 3 3
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
OCT 16 1979
22.00

1401123 67-42-943 Swell. 4/8

14-05-211

25199374

\$ 22.00 PAID
C. C. I. REV. STAMP

10.00

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, 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 Trust Officer, the day and year first above written.

ATTEST:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and not personally



By: [Signature] Vice President

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

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



GIVEN under my hand and Notarial Seal this SEP 28 1979 day of

Wilana Moore
Notary Public

MY COMMISSION EXPIRES:
My commission expires May 16, 1982

DELIVERY INSTRUCTIONS:
William D. Connor
306 S. Kenilworth Ave
Oak Park, Ill. 60302

ADDRESS OF GRANTEE:
6171 N. Sheridan
Chicago, IL 60660

ADDRESS OF PROPERTY:
6171 North Sheridan Road
Chicago, Illinois

This instrument was prepared by:
William A. Zolla, Esq.
Rudnick & Wolfe
30 North LaSalle Street
Chicago, Illinois 60602
(312) 368-4080

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COOK COUNTY, ILLINOIS
FILED FOR RECORD
1979 OCT 18 PM 2:30

Sidney K. Olson
RECORDER OF DEEDS
25199374