

TRUSTEE'S DEED

Unit #306

25217854

Form 2591

Joint Tenancy

The above space for recorders use only

67-38-351 H

THIS INDENTURE, made this 10th 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 11th day of December, 1978, and known as Trust Number 45436 party of the first part, and Robert M. Hogan and Frances R. Hogan, His Wife, ~~and Frances R. Hogan~~ parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) 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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois to-wit:

Unit No. 306 in the Courtyard Condominium, as delineated on a survey of the following described real estate: that part of the Northeast quarter of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian described as follows: commencing 220 feet West of a point 40 rods North of the Southeast corner of said Northeast quarter on the East line of said Section for a point of beginning thence West 110 feet; thence North 198 feet; thence East 110 feet; thence South 198 feet to the point of beginning (except those portions taken or used for streets and alleys) in Cook County, Illinois; which survey is attached as Exhibit D to the Declaration of Condominium Ownership for The Courtyard Condominium, recorded as Document No. 25043640, together with its undivided percentage interest in the common elements, as set forth in Exhibit C to the Declaration.

SUBJECT TO: 1) Real estate taxes for 1978 and subsequent years. 2) Covenants, conditions and restrictions of record. 3) Easements existing or of record. together with the tenements and appurtenances thereunto belonging. 4) The Declaration TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 and of every other power and authority thereto attaching. 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 [Signature] VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS,)
COUNTY OF COOK) SS.

This instrument prepared by:

American National Bank and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60690

Given under my hand and Notary Seal,

[Signature]
Notary Public

DELIVERY INSTRUCTIONS
NAME Lincoln Square Savings and Loan Assoc.
STREET 4725 North Western Avenue
CITY Chicago, Illinois 60625
OR
Chicago, Illinois 60625
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
grantee
2420 West Berwyn
Chicago, Illinois 60625

PAID
C. I. REV. STAMP
25493

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
19.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
4.00

13-12-226-013-014

BOX 533

1-17918

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson

RECORDER OF DEEDS

1979 OCT 31 AM 9:59

25217854

Property of Cook County Clerk's Office