

25224768

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

1979 NOV -5 AM 10:37

25224768

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

AP 67-45-711 new
140-4478

THIS INDENTURE, made this 18th day of October, 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 first day of September, 1979, and known as Trust Number 47540 party of the first part, and ALAN S. LERY, a bachelor and MARC L. COHEN, a bachelor as Tenants in Common party 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, the following described real estate situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION RIDER ATTACHED AND MADE A PART HEREOF

\$ 31.50
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.

SUBJECT TO: a) general real estate taxes for 1979 and subsequent years; b) special taxes, if any; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) zoning and building laws; f) acts of Grantee; g) Condominium Property Act; h) Declaration of Condominium; i) Ch.100.2, Municipal Code of Chicago; j) existing lease, if any.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

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 as so mentioned, and 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 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 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.

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,

Date OCT 18 1979

MY COMMISSION EXPIRES JUNE 26, 1983

Suzanne G. Baker
Notary Public

DEELIVERY INSTRUCTIONS
NAME THIS INSTRUMENT PREPARED BY:
STREET PHYLLIS L. VOLK
CITY One East Huron Street
Chicago, Illinois 60611

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
grantee
3520-30 N. Lake Shore Drive,
511 W. Brompton
Chicago, Illinois 60657

OR BOX 533
RECORDER'S OFFICE BOX NUMBER

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-27-79
90.00
31.50
CANCELED
OCT 18 1979
25224768

LEGAL DESCRIPTION RIDER

Unit 1M in the 3520 Lake Shore Drive Condominium as delineated on a survey of the following described real estate: parts of Block 2 in Baird and Warner's Subdivision of Block 12 of Hundley's Subdivision of Lots 3 to 21, inclusive and 23 to 37 inclusive, in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, together with a vacated alley in said Block and a tract of land lying Easterly of and adjoining said Block 12 and Westerly of and adjoining the Westerly line of North Shore Drive; in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 25200625; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its 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 of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office
25200625