UNOFFICIAL COPY

Unit #309

Sidney N. Olson
RECORDER OF DEEDS

TRUSTEE'S DEED

25228318

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1979 NOV -6 PM 2:11

25228318

Form 2459 Rev. 5-77 Individual

The above space for recorders use only

THIS INDENTURE, made this 9th day of August, 19 79, 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

Edward Ivison, a bachelor

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:

Unit No. 309 in the Courtyard Condominium, as delineated on a survey of the following described real estate: that part of the Northwest 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. 4) The Declaration.

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.

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 space for affixing riders and revenue stamps

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 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 first above written.

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

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO CORPORATE SEAL

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, 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 she 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,

Suzanne T. Baker
Notary Public

MY COMMISSION EXPIRES JUNE 26, 1983

THIS INSTRUMENT PREPARED BY
Harriet Kravitz
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

DELIVERY INSTRUCTIONS

NAME Lincoln Square Savings & Loan Assoc.
STREET 4725 N. Western Ave.
CITY Chicago, Illinois 60625

OR

RECORDER'S OFFICE BOX NUMBER BOX 533

10.00

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

grantee
2422 W. Berwyn
Chicago, Illinois 60625

25228318

Dn. #3176-5

CITY OF CHICAGO REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
PAID
NOV 1979
$ 3.00

COOK CO. NO. 016
NOV-6-79 PROD 259

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
NOV 1979 DEPT OF REVENUE
$ 1.50

CANCELLED

Property of Cook County Clerk's Office