

Unit #302

25237781

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

879 NOV 13 PM 2:42

25237781

Form 2459 Rev. 5-77

Individual

67-27-124

THIS INDENTURE, made this 9th 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

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. 302 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 North 198 feet; thence East 110 feet; thence South 198 feet; 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 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 taxes, mortgages and other encumbrances 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 by a person sed 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.



By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, } SS.
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY Harriet Kravitz

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

Given under my hand and Notary Seal.

Juzanne Plaker
Notary Public - Cook County

DEEDY NAME Lincoln Square Savings & Loan Assoc.
STREET 4725 N. Western Ave.
CITY Chicago, Illinois 60625
OR BOX 533
INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2424 W. Berwyn
Chicago, Illinois 60625

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

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
20.00
15.25
28048
RECORD OF ILLINOIS
25237781

13-12-226-999-1017