

UNOFFICIAL COPY

#18994
DATE \$ 1800 PAID
C.I. REV. STAMP
11-18-79

(TENANT IN COMMON)
(INDIVIDUAL) **25240710**

THIS INDENTURE, Made this 1st day of September A. D. 1979 between

LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated 13th day of June 19 79 , and known as Trust Number 102703 , party of the first part, and STEPHEN J. TRENKA, part Y of the second part.

of Grantee(s): 1831 Sheridan, Whiting, Indiana 46394

NESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, (\$ 10.00) and other good and valuable tions in hand paid, does hereby grant, sell and convey unto said party of the second following described real estate, situated in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto for legal description of Real Estate being conveyed

subject to the matters set forth on Exhibit

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 13 1979 DEPT OF REVENUE
13.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE NOV 13 1979
40.00

together with the tenements and appurtenances thereunto

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

The developer, A and Y CORPORATION, an Illinois Corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed has either waived or has failed to exercise the Right of First Refusal or had no Right of First Refusal with respect to this unit, pursuant to the Provisions of the Illinois Condominium Property Act and Chapter 119 of the Municipal Code of Chicago.

A and Y Corporation, an Illinois corporation

By: *Carol Schmitt*
Authorized Agent

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:
NATIONAL BANK
SEAL
Assistant Secretary

LaSalle National Bank
as Trustee as aforesaid,
By: *[Signature]*
Assistant Vice President

This instrument was prepared by:
Martin K. Blonder
Rosenthal and Schanfield
55 East Monroe Street Suite 4620
Chicago, Illinois 60603

La Salle National Bank
Real Estate Trust Department
135 S. La Salle Street
Chicago, Illinois 60690

25240710



Mailed to: Stephen Trenka
428 W. Belmont # 17 F Chicago, Ill.

STATE OF ILLINOIS
COUNTY OF COOK

} ss:

JUDY MARUSZAK

I, a Notary Public in and for said County,
in the State of Illinois, DO HEREBY CERTIFY that.....

Assistant Vice President of LA SALLE NATIONAL BANK, and Leslye Mueller

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

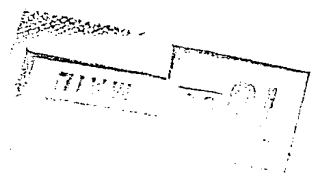
GIVEN under my hand and Notarial Seal this 30th day of Oct, A. D. 1979

Judy Maruszak
NOTARY PUBLIC

My Commission Expires on July 12, 1980

25240710

25240710



1979 NOV 14 PM 2 04

Box No.
TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690
0028-A AP (6-74)

1979 NOV 14 PM 2 04

COOK COUNTY CLERK'S OFFICE

Unit No. 17-P, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"):

Parcel 1:

That part of Original Lots Twenty-seven (27) and Twenty-eight (28) in Pine Grove, a Sub-Division of fractional Section Twenty-one (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, bounded and described as follows, to wit:

Beginning at a point in the North line of Belmont Avenue (being a line 33 feet North of the South line of Original Lot 28 in Pine Grove) 250 feet West of the West line of Sheridan Road; thence North on a line parallel with the West line of Sheridan Road, 165 feet 6-1/2 inches to the line between Lots 27 and 28 in Pine Grove aforesaid; thence West on said line 9 feet 11 inches to a line 987 feet 8 inches East of and parallel with the East line of Evanston Avenue; thence North on said line 64 feet 0-1/2 inches to a point 101 feet 6 inches South of the South line of Melrose Street; thence East 110 feet 11-1/2 inches to a line extended South parallel with the West line of Lot 27 in Pine Grove aforesaid, from a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street with the West line of Sheridan Road; thence East 9 feet 0 inches more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence South on said line to a point in the North line of Belmont Avenue, 139 feet 7 inches West of the West line of Sheridan Road; thence West along the North line of Belmont Avenue, to the place of beginning;

25220710

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated June 13, 1979 and known as Trust No. 101208, and recorded in the Office of the Cook County Recorder of Deeds as document no. 25 20149, together with an undivided .33 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and survey).

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants, and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

ALSO

Parcel 2:

Quit claim of all rights, if any, pursuant to easement for the benefit of Parcel 1 as created by the deed from Central National Bank in Chicago, a national banking association, as Trustee under trust agreement dated November 30, 1948 and known as Trust No. 1618, to Sherwin Willens, dated September 17, 1951 and recorded September 26, 1951 as document 15178919 for ingress and egress over the following described tract of land:

Beginning at a point in the South line of Melrose Street, 148 feet 6-1/2 inches West of the intersection of the South line of Melrose Street and the West line of Sheridan Road; thence South 101 feet 6-1/2 inches along a line parallel with the West line of Lot 27 in Pine Grove and 1098 feet 7-1/2 inches East of the East line of Evanston Avenue; thence East 9 feet more or less to a line 139 feet 7 inches West of and parallel to the West line of Sheridan Road; thence North along said line to the South line of Melrose Street thence West on the South line of Melrose Street to the place of beginning, all being part of Original Lots 27 and 28 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

252240710

NO TENANT

EXHIBIT "B"

- (1) General real estate taxes for 1979 and subsequent years;
- (2) Party wall rights and agreements, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "Act");
- (4) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- (5) Declaration of Covenants, Conditions, Restrictions and Easements for the Bel Harbour Condominium Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by Grantee;
- (8) Rights of the public and quasi-public utilities for utilities maintenance;
- (9) Possible encroachment by adjoining building over and upon a portion of the common area of the property;
- (10) Possible building line violation as to a portion of the common area;
- (11) The City of Chicago Condominium Ordinance;
- (12) Leases for commercial use of a portion of the common elements.

25240710