

TRUSTEE'S DEED

25251768

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 4th day of October 19 79, AND known as Trust Number 39957, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to IGOR TSYBULNIK, a bachelor

of (Address of Grantee) 5100 North Sheridan Road, Unit 403, Chicago, IL the following described real estate in Cook County, Illinois:

This space for reuse

NOTICE: RIDER ATTACHED HERETO IS HEREBY EXPRESSLY MADE A PART HEREOF.

Unit 403 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lot 8 (except the East 7 feet thereof taken for widening Sheffield Avenue) and Lot 9 (except the East 7 feet thereof taken for widening Sheffield Avenue) in Block 3 in Argyle, a Subdivision of Lots 1 and 2 in Fussey and Fennimore's Subdivision of the South East fractional 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, and of Lots 1 and 2 in Colehour and Conarroes Subdivision of Lot 3 of said Fussey and Fennimore's Subdivision, which survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, in Document 2521332 together with its undivided 2.770 per cent interest in said Parcel (excepting from said Parcel the property and space comprising all the units as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

Grantor also hereby grants to Grantee (s), 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 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.

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

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, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO AND THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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SUBJECT TO: General real estate taxes for 1979 and subsequent years; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, and building lines of record and party wall rights; the Act; the City of Chicago Condominium Ordinance; the Plat attached to the Declaration; terms, provisions, and conditions of the Declaration, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser; roads and highways, if any; rights of any tenant under any existing lease.

STI 79-01482 182

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1979 NOV 21 PM 2:03
COOK COUNTY ILLINOIS

RECORDER *Elmwood*

NOV-21-79 239216

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11.00

Property of Cook County Clerk's Office

14.00

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END OF RECORDED DOCUMENT