

UNOFFICIAL COPY

25256977

TRUSTEE'S DEED

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Beyen/oh

THIS INDENTURE, made this 5th day of November, 1979, between LAWDALE TRUST AND SAVINGS BANK, a National Banking Association, not personally but 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 the 20 day of April, 1960, and known as Trust Number 3232, party of the first part, and EDWARD T. FITZPATRICK, A Bachelor, party of the second part. Grantee's Address: 411 Fullerton Pkwy., Apt. 1502, Chicago, IL.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the said party of the second part, EDWARD T. FITZPATRICK the following described real estate, situated in Cook County, Illinois, to wit:

Unit No. 2311-BW in the 2309-19 Commonwealth Condominium, as delineated on a survey of the following described real estate: Lot 7 in Block 1 in Peterboro Terrace Addition to Chicago, being a subdivision of part of Block 2 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat of said Peterboro Terrace Addition, recorded January 27, 1909 as document 4370281 in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 25223923; together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, their successors and assigns, all 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 party of the first part 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 Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions were recited and stipulated at length herein.

Together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; j) existing leases, if any.

THE TENANT, IF ANY, OF THIS UNIT EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHTS 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 delivered to said trustee and the trust agreement above mentioned. This deed is made subject to the lien 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 the authorized officers set forth below, the day and year first above written.

95.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 27 79
PB. 11133
208010

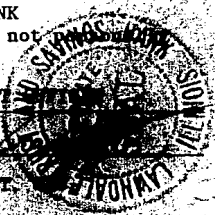
35.00 PAID
REV. STAMP

10.00

LAWDALE TRUST AND SAVINGS BANK
as Trustee, as aforesaid, and not

By LETICIA L. VALENCIA, TRUSTEE

Attest RICHARD B. CRAFTON, ASST.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 27 79
DEPT. OF REVENUE
35.00

25256977

Mail: Edward Fitzpatrick 35.00
411 Fullerton
Apt 1502W
Chgo Il. 60614

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STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in for said County in the state aforesaid, DO HEREBY CERTIFY THAT RICHARD B. CRAFTON, ASST. SEC., ~~VICE PRESIDENT~~ of the LAWNDALE TRUST AND SAVINGS BANK and LETICIA L. VALENCIA, Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officer, did also then and there acknowledge that he, as custodian of the corporate seal of said bank, did affix the 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 15th day of November, 19 79.

Dorothy Larson
Notary Public



My Commission Expires: August 24, 1981

THIS INSTRUMENT WAS PREPARED BY: Charles M. Steinberg, P.C.
21 W. Elm St., Chicago, Illinois 60610

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1979 NOV 27 PM 1:34

Sidney K. Olson
RECORDER OF DEEDS

25256977

END OF RECORDED DOCUMENT