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25266428

COOK COUNTY ILLINOIS
FILED

Sidney H. Olson
RECORDER OF DEEDS

TRUSTEE'S DEED

1979 DEC -4 PM 1:23

25266428

Joint Tenancy

The above space for recorders use only

CS. NO. 015

66-92-548

Includes 7180 001818

14082008

THIS INSTRUMENT, made this ~~XXXXX~~ FIRST day of ~~MMMM~~ June, 1979, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the twenty-eighth day of September, 1978, and known as Trust Number 5455, party of the first part, and Mark M. Nahabedian and Helen S. Nahabedian

of 9216 Merrill, Morton Grove, Illinois, party(s) of the second part.

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 said party(s) of the second part, not in tenancy in common, but in joint tenancy, the following described real estate situated in Cook County, Illinois, to-wit:

Unit 2306 in the 5455 Edgewater Plaza Condominium, as delineated on a survey of the following described real estate:

Part of the South 242 feet of the North 875 feet of the East fractional half of the North East 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois ("Property")

which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 24870735 together with its undivided percentage interest in the Common Elements.

Party of the first part also hereby grants to the party(s) of the second part, his (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 Declaration of Condominium, aforesaid, 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 and the right to grant said rights and easements in conveyance and mortgages of said remaining property.

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

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party(s) of the second part, forever, not in tenancy in common, but in joint tenancy, subject to:

- (a) General real estate taxes for 1979 (the first estimated installment having been deposited with the Cook County Collector, 1979 and subsequent years;
- (b) Building line 25 feet West of the East line of the Property as established by decree in Case No. 285574 Circuit Court of Cook County, Illinois, as shown on the Plat recorded July 9, 1908 as Document No. 4229498;
- (c) Ordinance by the Board of Commissioners of the Chicago Park District for an extension of Lincoln Park over and upon submerged lands under the waters of Lake Michigan recorded July 15, 1949 as Document No. 14592007 and recorded October 26, 1950 as Document No. 14936746;
- (d) Declaration of Easements and Covenants recorded June 15, 1970 as Document No. 21183567 and

13083
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 1979
 25.75
 90.00
 110.75
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 1979
 110.75
 80.00

25266428

25.75
C.O.I. REV. STAMP

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- re-recorded June 22, 1970 as Document No. 21190133;
- (e) Sewer over, along, under and onto the North 45.67 feet of the Property as disclosed by plat of survey;
- (f) Drainage and catch basin over, along, under and onto the Property as disclosed by plat of survey;
- (g) Rights of public or quasi-public utilities, if any;
- (h) Agency Agreement dated September 28, 1978 and recorded October 3, 1978 as Document No. 2465522 relative to that certain Ordinance adopted by the City of Chicago on July 8, 1969 designating the Property as part of a Planned Development No. 69 in accordance with Plan of Development, as reported in the Journal of the City of Chicago on pages 5801 through 5804 thereof;
- (i) Unrecorded lease, dated April 1, 1969, with Cole-Coin Operated Laundry Equipment, Inc. denising the laundry room on the second floor of the apartment tower located on the Property for a term expiring April 30, 1983;
- (j) Rights of Comco Electronics, Inc. under an agreement dated September 1, 1978 to install, maintain and service a master television antenna system;
- (k) Applicable zoning and building laws or ordinances;
- (l) Acts done or suffered by party(s) of the second part;
- (m) Condominium Property Act of Illinois;
- (n) Chapter 100.2 of the Municipal Code of Chicago;
- (o) Existing lease to the unit, if any;
- (p) The Declaration of Condominium Ownership for 5455 Edgewater Plaza.

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.

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 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 hereunto 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.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally,

By N. Blumenthal ASSISTANT VICE PRESIDENT
Attest B. Spragg ASSISTANT SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Assistant Vice President and Assistant Secretary, respectively, appeared before me, this day in person and acknowledged that he signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of October, 1979
Carolyn Nelson
Notary Public

My commission expires 10/27/83

DELIVER OR INSTRUCTIONS
NAME NICHOLAS P. BLACK
STREET 120 S. LA SALLE RM 500
CITY CHICAGO, ILL. 60603
RECORDER'S OFFICE BOX NUMBER 533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

5455 N. SHERIDAN ROAD
CHICAGO, ILLINOIS 60640
Prepared by Amalgamated Trust
& Savings Bank, Land Trust Dept.
100 S. State St., Chicago, Illinois 60603

By Katharine E. Blumenthal
Asst. Vice Pres.