

Property of Cook County Clerk
14-8318 20 297 634

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6732393E

2650 LAKE VIEW CONDOMINIUM

TRUSTEES DEED

THIS INDENTURE, MADE THIS 1ST 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 BANK IN PURSUANCE OF A CERTAIN TRUST AGREEMENT DATED THE 15TH DAY OF FEBRUARY, 1979, AND KNOWN AS TRUST NO. 45941, GRANTOR, AND JEROME J KARP, GRANTEE.

WITNESSETH, THAT GRANTOR, IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, DOES HEREBY GRANT, SELL AND CONVEY UNTO THE GRANTEE, AS AN INDIVIDUAL, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING:

UNIT # 1205BIN 2650 LAKEVIEW CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 45 (EXCEPT THE SOUTHWESTERLY 16 FEET THEREOF) AND ALL OF LOTS 46, 47, 75, 76 AND 77, AND ALSO THE ALLEY VACATED PER CITY ORDINANCE PASSED AUGUST 10, 1970, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 75, 76, AND 77 AND ALSO THE ALLEY VACATED BY SAID ORDINANCE, LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOTS 45, 46 AND 47 AND LYING NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 16 FEET OF LOT 45, ALL IN ANDREWS SPAFFORD AND COLEHOURS SUBDIVISION OF BLOCKS 1 AND 2 IN OUT-LOT OR BLOCK "A" OF WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A TRIANGULAR STRIP OF LAND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF SAID LOTS 76 AND 77 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 76; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 76 AND 77 TO THE SOUTHEASTERLY CORNER OF SAID LOT 77; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 77 PRODUCED EASTERLY A DISTANCE OF 11 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN ANDREWS SPAFFORD AND COLEHOURS SUBDIVISION OF BLOCKS 1 AND 2 IN OUT-LOT OR BLOCK "A" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

BOX 533

\$ 26.75 PAID
C. C. I. REC. STAMP

CO. REC. OF
133242
STATE OF ILLINOIS
RECORDS & CLERK
CHICAGO
DEC 17 1979
26.75
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
85.00
297 634

Property of [illegible]

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2650 LAKEVIEW CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25-131-915, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

* and as amended by declaration recorded as document number 25261223

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE 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 AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS TRUSTEES 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.

TO HAVE AND TO HOLD THE SAME UNTO SAID GRANTEE, AND TO THE PROPER USE, BENEFIT AND BEHOOF, FOREVER, OF SAID GRANTEE.

THIS DEED IS EXECUTED BY GRANTOR, 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.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

IN WITNESS WHEREOF, GRANTOR HAS CAUSED ITS CORPORATE SEAL TO AFFIXED HERETO, 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.

ATTEST:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, AS AFORESAID, AND NOT PERSONALLY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
ASSISTANT SECRETARY
[Signature]

BY: [Signature]
VICE PRESIDENT

COOK COUNTY RECORDS
FILED FOR RECORD
1972 DEC 28 PM 1:23

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[illegible]

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that J. MICHAEL WHELAN, Second Vice President, and PETER H. JUHANSEN, Assistant Secretary, of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to be the same persons whose names are subscribed to the foregoing instrument as such appeared before me this 17 day in person and acknowledged that they signed and delivered the 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 the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's 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 17 day of DEC 17 1979, 1979.

Portia O. Morrison
Notary Public

MY COMMISSION EXPIRES:

My commission expires August 30, 1983



DELIVERY INSTRUCTIONS:

Jerome J. Karp
2650 Lakeview
Chicago, Illinois 60614

ADDRESS OF GRANTEE:

2650 N. Lakeview
Unit 3502
Chicago, IL 60614

ADDRESS OF PROPERTY:

2650 North Lakeview Avenue
Chicago, Illinois

This instrument was prepared by:

Portia O. Morrison, Esq.
Rudnick & Wolfe
30 North LaSalle Street
Chicago, Illinois 60602
(312) 368-4013

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