

UNOFFICIAL COPY

¹⁴⁰⁸⁴¹⁷
This Indenture,

Made this 25 306 333 2nd day of November, 19 79,

between CHICAGO CITY BANK AND TRUST COMPANY, a corporation of 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 the 3rd day of November 19 75, and known as Trust Number 10091, party of the first part, and K. RICHARD KIM AND S. PATRICIA KIM, HIS WIFE

6713 W. Higgins, Chicago, Illinois

not as tenants in common, but as joint tenants, parties 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, CO. NO. 015 and other good and valuable considerations in hand paid, does hereby grant and convey unto said parties of the second part, 4 8 not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois

to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

000288
CANCELED
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN-4'80
17.75
1775

002614
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN-4'80
4.00
405

CANCELLED ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-4'80
17.75
1725

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1980 JAN -4 PM 1:37

Sidney H. Olson
RECORDER OF DEEDS
25306333

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, given to secure the payment of money remaining unreleased at the date of the delivery hereof and pertaining to the above described real estate.

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 its (Assistant) Vice President and attested by its Trust Officer, the day and year first above written,

CHICAGO CITY BANK AND TRUST COMPANY,
As Trustee as aforesaid

By *[Signature]*

Attest: *[Signature]*
Trust Officer

This instrument prepared by

CHICAGO CITY BANK AND TRUST COMPANY
815 West 63rd Street
Chicago, Illinois 60621

1409744
OTC

JAN 1 6761337 E

25 306 333

4880 MARINE DRIVE CONDOMINIUM

Unit No. 815 in 4880 Marine Drive Condominium as delineated on a Survey of the following described real estate:

Lot 19 (Except the Westerly 2 feet 1-1/8 inches thereof); Lot 20 and that part of Lot 21 lying West of the West line of Lincoln Park as shown upon a certain plan recorded March 31, 1908 in Book 97 of Plats page 36 in Castlewood, a subdivision of that part of Lot 4 in Fussey and Fennimores Subdivision of the South East Fractional Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, lying East of the center line of Sheridan Road and North of the North line of the South 5.20 chains of said Section 8 in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25254029 together with its undivided percentage interest in the common elements.

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, 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 of said Declaration were recited and stipulated at length herein.

SUBJECT TO:

1. Real Estate Taxes for the year 1979 and subsequent years.
2. The Act, the Plat and the Declaration.
3. Easements, covenants, restrictions and building lines of record.
4. Applicable zoning and building laws or ordinances.
5. Rights to the 4880 Marine Drive Owners' Association with respect to the portions of the Property to be administered by said Association pursuant to the Condominium Documents.
6. Rights and easements for streets and public utilities.
7. 10 foot building line from Ainslie Street.
8. 25 foot building line West of West line of Lincoln Park.
9. Ordinance recorded as Document No. 14936746 by Board of Commissioners of Chicago Park District.
10. Terms, provisions, conditions and limitations of Urban Renewal Plan recorded as Document No. 20696305.
11. Rights of the tenant under the existing lease of the Purchased Unit, if any, if Purchaser is not the tenant under said lease.
12. Acts done or suffered by Purchaser.

THE TENANT, IF ANY, OF THE UNIT OTHER THAN GRANTEE EITHER HAS WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AND SECTION 100.2-6C OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO.

EXHIBIT "A"

25 306 333

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State of Illinois, }
COUNTY OF COOK } ss.

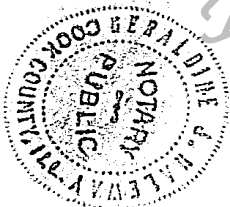
I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the aforementioned (Assistant) Vice President of the CHICAGO CITY BANK AND TRUST COMPANY and that the aforementioned (~~Assistant~~) Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Vice President and (~~Assistant~~) Trust Officer, respectively, appeared before me this 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~~) Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the 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.

25306333

RECEIVED
NOV 1 1979

Given under my hand and Notarial Seal this 2ND day
of November 19 79.

[Signature]
Notary Public
My commission expires Sept. 10, 1983



Joint Tenancy Deed

CHICAGO CITY BANK AND TRUST COMPANY

As Trustee under Trust Agreement
To

Mail to: SIVA Martin
5860 W. Higgins
Chicago IL 60630

CHICAGO CITY BANK & TRUST CO.
CHICAGO

FORM 1-15-74

END OF RECORDED DOCUMENT