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FAULKNER HOUSE CONDOMINATE

COOK COUNTY, ILLINOIS

25312723

Sidney H. Olsen

TRUSTEE'S DEED

1980 JAN -9 PH 2: 46

THIS INDENTURE, MADE THIS ZND DAY OF NOVEMBER, 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 YOUNGER 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 MAY, 1979, AND KNOWN AS TRUST NO. 46492, GRANTOR, AND JOSEPH E. WALLACE

GRANTEE(S).

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, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING:

UNIT NO. 3002 IN FAULKNER HOUSE CONDOMINIUM AS DELINIATED DN A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER THREE, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4. TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINDIS; ALSO EXCEPTING THAT PORTION OF SAID LOT 4 LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH S3.70 FEET OF SAID LOT, 24.15 FEET EAST IN THE WEST LINE OF SAID LOT 19.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 7.80 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID LOT 37.80 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID LOT 37.80 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID LOT 37.80 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE MORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID LOT 12.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH

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53.70 FEET: THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING:

ALSO EXCEPTIVE THE SOUTH 6.0 FEET OF THE MORTH 59.70 FEET OF THE EAST 16.0 F2ET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE MURTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST C5 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDUMINIUM RECORDED AS DOCUMENT NO. 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

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GRANTOR ALSO HEREBY GRANTS O GRANTEE, HIS, HER OR THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE PIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH IN THE AFORESAID DECLARATION AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER S DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND RECISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR3085871, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

THIS TRUSTEE'S DEED IS SUBJECT TO ALL RIGHTS, EASEMEN'S, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION AND THE HUMEOWNER'S DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION AND THE HUMEOWNER'S 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, FUREVER, OF SAID GRANTEE.

THIS DEED IS EXECUTED BY GRANTOR, AS TRUSTEE, AS AFORE-SAID, 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.

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GRANTEE, BY ACCE TANCE OF THIS TRUSTEE'S DEED, HEREBY AGREES THAT IN THE EVENT, WITHIN ONE (1) YEAR AFTER THE DATE OF RECORDING OF THIS TRUSTEE'S DEED, GRINTEE CONVEYS TITLE TO THE UNIT, GRANTEE SHALL REFUND TO GRANTOF (OR ITS BENEFICICARIES) THE AMOUNT BY WHICH THE SALE PRICE EXCEDS THE PURCHASE PRICE OF THE UNIT AS CONVEYED TO GRANTEE UP TO A MAXIMUM AMOUNT EQUAL TO THE RESIDENT DISCOUNT ALLOWANCE RECEIVED BY GRANTEE PROVIDED, HOWEVER, THAT THIS RESTRICTION SHALL NOT BE ADLICABLE IN THE EVENT GRANTEE RELOCATES TO A PRINCIPAL RESIDENCE LOCATED MORE THAN FIFTY (50) MILES FROM THE CITY OF CHICAGO, IS DI/ORCED OR DIES WITHIN SAID ONE (1) YEAR PERIOD. ONE (1) YEAR PERIOD.

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

> EANK AND TRUST AMERICAN NATIONAL COMPANY OF CHICAGO, AS JUSTEE, AS AFDRESAID, AND OT PESONALLY

VICE

SECRETARY STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NGTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT I. I. MEDICAL.

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

VICE PRESIDENT AND ASSISTANT SECRETARY, 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 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, SO ON FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH. FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF

NOTARY PUBLIC

DELINEAU INSTRUCTIONS

ADDRESS OF GRANTEE:

WALLACE & ASSOC.

CHICAOO, IL. 60610 L # 3002F

ADDRESS OF PROPERTY: 70 W. BURTON PL. APARTMENT # 3002

CHICAGO: ILLINOIS 60610

THIS INSTRUMENT WAS PREPARED BY:

HERBERT A KESSEL. ESO.
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