

# UNOFFICIAL COPY

TRUSTEE'S DEED

25 316 633

Form 2459 Rev. 5-77

Individual

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1980 JAN 11 PM 11:34

The above space for records use only

*Sidney K. Olson*  
RECORDER OF DEEDS

25316633

U-10 PNT-147808 BE D of 2

THIS INDENTURE, made this 1st day of November, 1979, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation 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 national banking association in pursuance of a certain Trust Agreement, dated the 25th day of June, 1978, and known as Trust Number 43311, party of the first part, and Phyllis Cheever, 4000 West North Avenue, Chicago, Illinois, party 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 parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

If the Grantee herein is not the tenant of this Unit in possession or his nominee, at the time of service of the notice of intent to convert, then such tenant has either waived or failed to exercise the right of first refusal to purchase the Unit or had no such right to first refusal under the provisions of the Illinois Condominium Property Act.

together with the incements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper heirs, assigns and behoof, forever, of said party of the second part.

THIS INSTRUMENT PREPARED BY  
GARY L. RUSSELL, ATTORNEY-AT-LAW  
8000 SEARB TOWER CHICAGO, ILL. 60606

COOK COUNTY, ILL. 130053

STATE OF ILLINOIS  
REAL STATE TRANSFER TAX  
JAN-3-80 DEPT. OF REVENUE 60-75  
P.B. 10761

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power or 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 recited to and of every other power and authority therunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages as 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.



By: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
33 N. LA SALLE  
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as 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 National Banking Association 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 National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date 1/21/80

Notary Public

NAME: *Pennell Bl & Trust Co.*

STREET: \_\_\_\_\_  
CITY: \_\_\_\_\_

DIVISION: \_\_\_\_\_  
OR \_\_\_\_\_  
INSTRUCTIONS: \_\_\_\_\_

RECORDER'S OFFICE BOX NUMBER: *22*

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Units 17, 38, 44 and 62  
Merrionette Park Condominium  
Merrionette Park, Illinois

10.00

00-153

REAL ESTATE TRANSACTION TAX  
STAMP JAN-3-80  
60-75  
Cook County

60.75

25 316 633

EXHIBIT A

17, 38, 44  
Unit Nos and 62 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 246 thru 256 (except from said Lots the North 11.0 feet and the East 16.0 feet thereof dedicated for use as Public Alley) in Mahoney Estates, a Subdivision of the North 3/4 of the West 1/2 of the Southwest 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian (except the Right of Way of the Chicago and Southern Railroad Company), in Cook County, Illinois.

which survey is attached as Exhibit A to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 43311, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25302604, together with its respective undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey):

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 property set forth in Declaration made by American National Bank and Trust Company of Chicago, as Trustee, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 2530604, 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.

This Trustee's 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.

25 316 633