

# UNOFFICIAL COPY

25 321 096

12.00

LOWELL HOUSE CONDOMINIUM  
-----  
TRUSTEE'S DEED  
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COOK CO. NO. 016

THIS INDENTURE, MADE THIS 2ND 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 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 MAY, 1979, AND KNOWN AS TRUST NO. 46560, GRANTOR, AND KATHLEEN BOYLE A SPINSTER

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. 2404 IN LOWELL HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE SOUTH 98.50 FEET OF LOT 8 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3 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, IN COOK COUNTY, ILLINOIS; TOGETHER WITH THAT PART OF THE FOLLOWING DESCRIBED PREMISES LYING BELOW AN ELEVATION OF +20.30 CHICAGO DATUM: THE SOUTH 99.89 FEET OF LOT 6, LOT 8 (EXCEPT THE SOUTH 98.50 FEET THEREOF) ALL IN SAID CHICAGO LAND CLEARANCE NO. 3 AND LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION OF LOTS 26, 27, 30 AND 31 IN BURTON'S SUBDIVISION OF LOT 14 IN SAID BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25288099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

25 321 096  
128.00

STATE OF ILLINOIS  
REAL ESTATE TRANSACTIONS TAX  
JAN 16 1980  
12.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JAN 16 1980  
32.00

COOK COUNTY ILLINOIS  
FILED FOR RECORD  
1980 JAN 16 AM 10:51

RECORDED OF DEEDS  
25321096

32.00  
25 321 096

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 16 1980  
128.00

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52 351 09p

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS, HER OR THEIR 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 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 REGISTERED 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, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND PRESERVATIONS CONTAINED IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION AND THE HOMEOWNER'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, 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 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.

25 321 09b



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PROPERTY RECORDS  
VILLAGE

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF January, 1980.

Kelen M. Bond  
NOTARY PUBLIC



MY COMMISSION EXPIRES:  
My commission expires August 16, 1983

DELIVERY INSTRUCTIONS:

John M. Galvin  
Suite 444D-1st - 1 Nat'l Plaza  
Chicago, IL 60603

ADDRESS OF GRANTEE:

# 05350

ADDRESS OF PROPERTY:  
88 W. SCHILLER ST.  
APARTMENT # 2404  
CHICAGO, ILLINOIS 60610

THIS INSTRUMENT WAS PREPARED BY:

HERBERT A KESSEL, ESQ  
RUDNICK & WOLFE  
30 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
(312) 368-4040

25 321 096

END OF RECORDED DOCUMENT