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Trustee's Deed

### 535 N. MICHIGAN AVE. CONDOMINICASS

#### TRUSTEE'S DEED

This indenture, made this 28th day of December 1979, between Andrican 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 Deed in Trust, duly recorded and delivered to said bank in pursuance of a certain Tiurt Agreement dated the 5th day of November 1979, and known as Trust No. 48145, Grantor, and SUBHIE KUMAR, and JYOTSW K KUMAR, HIS WIFE,

Grantee,

Witnesseth, that Grantor, in consideration of the sum of Ten Dottars (\$10.00), and other good and valuable considerations in hand paid, does her by grant, sell and convey unto Grantee, AS JOINT TENANTS, NOT AS TENANTS IN COMMON.

the following described real estate, situated in Cook County, Itlinois, together with the transments and appurtenances thereunto belonging; UNIT NO. 1203, 535 N. MICHIGAN AVE. CONDOMINIUM as delineated on the survey of a portion or:

#### PARCEL 1:

THE RESERVE AS BEING BUT THE REAL PROPERTY OF THE PERSON O

Lot 7 in Assessor's Division of the South half and the East 100 feet of the North half of Block 21 in Kinzie's Addition to fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South half and the East 100 feet of the North half of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 118 feet of the West 200 feet of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 4:

The triangular shaped part of the East and West public alley lying West of and adjoining the East line of Lot 7, extended South, to its intersection with the South line of Lot 7, extended East, in said Newberry's Subdivision, being that portion of said alley vacated by Ordinance passed October 11, 1961

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BOX 634

Trustee's Deed

and scorded November 1, 1961 as Document 18316484, att in Cook County, Illinois.

TORPINS: A PORTION OF THE PREMISES ARE REGISTERED UNDER "AN ACT CONCERNING LAND TITLES"

(Affects Erst 25 feet of Lot 9 in Parcel 2)

which survey is attach, as Exhibit A to the Declaration of Condominium recorded as Encument No. 25290228 and filed as Document No. 3131574 together with its undivided percentage interest in the Common Elements as defined and set forth in the Diclaration of Condominium.

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 aforesaid Declaration of Condominium, and also in the Declaration of Easements, Covenants and Restrictions recorded as Document No. 252464 and filed as Document No. 3138565.

Grantor reserves to itself, its successor, and assigns, the rights and easements set forth in maid Rectaration of Condominium and said Declaration of Easements, Covenants and Restrictions for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations of record and contained in the Declaration of Condominium and the Declaration of Easements, Covenants and Restrictions the same as though their provisions were recited and stipulated at length herein.

The Tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no such right of first refusal, pursuant to Chapter 100.2 of the Municipal Code of Chicago and the provisions of the Illinois Condominium Property Act.

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.

Attest:

Adaption of the same of the sa

American National Bank and Trust Company of Chicago, as Trustee, as aforesaid, and not personally,

By:

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## UNOFFICIAL COPY

Deed

STATE OF ILLINOIS
COUNTY OF COOK

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I, the undersigned, a Notary Public in and for the County and  $S(a^\dagger)e$  aforesaid,  $I\!I\!O$  HEREBY CERTIFY that

7. Michael Nice President, and
Peter Johansen

The AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to be the same persons abose names are subscribed to the foregoing instrument as such and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument is 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 custidian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary is own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GI/EH under my hand and Notarial Seal the

Vule, M. Sorst

MY COMMISSION EXPIRES:

My commission extinct August 16, 1983 -

DELIVERY INSTRUCTIONS:
BRUCE ROBERTS
100 N. MONROE
RM 400
CHICAGOIL 6:603

ADDRESS OF GRANTEE:

535 N. Michigan Avenue Chicago, Illinois 60611

ADDRESS OF PROPERTY:

This instrument was prepared by:

535 N. Michigan Avenue Chicago, Illinois 60611

THE RESIDENCE OF THE PROPERTY OF THE PROPERTY

David C. Julian, Esq. Adams, Fox, Marcus, Adelstein & Gerding, 208 South LaSalle Street Chicago, Illinois 68604 (312) 346-7731

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