

UNOFFICIAL COPY

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535 N. MICHIGAN AVE. CONDOMINIUM

TRUSTEE'S DEED

25323584

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

Grantee,

Wherein, 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 Grantee, AS JOINT TENANTS, NOT AS TENANTS IN COMMON,

the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:
UNIT NO. 1204, 535 N. MICHIGAN AVE. CONDOMINIUM as delineated on the survey of a portion of:

PARCEL 1:

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 6 and 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 Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

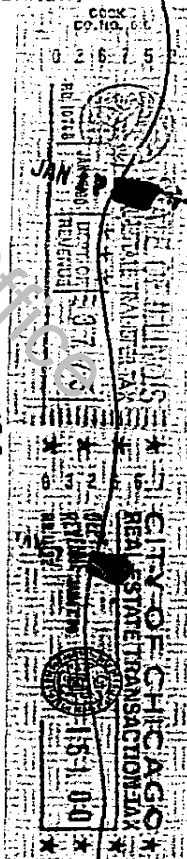
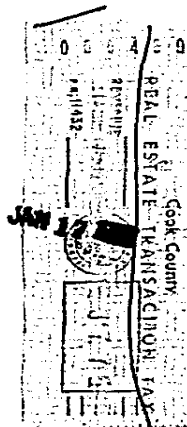
PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 116 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

BOX 634



25323584

151-37.75
37.75

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Property of Cook County Clerk's Office

52353228

Trustee's Deed

and recorded November 1, 1931 as Document 18318484,
at Cook County, Illinois.

TOPRENS: A PORTION OF THE PREMISES ARE
REGISTERED UNDER AN ACT CONCERNING LAND
TITLES.

(Affects East 25 Feet of Lot 2 in Parcel 2)

which survey is attached as Exhibit A to the Declaration
of Condominium recorded as Document No. 25290228 and
filed as Document No. 3137574 together with its un-
divided percentage interest in the Common Elements as
defined and set forth in the Declaration 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 afore-
said Declaration of Condominium, and also in the Declara-
tion of Easements, Covenants and Restrictions recorded as
Document No. 25298696 and filed as Document No. 3138565.

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

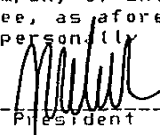
This deed is subject to all rights, easements,
restrictions, conditions, covenants and reservations of
record and contained in the Declaration of Condominium
and the Declaration of Easements, Covenants and Restrictions
the same as though their provisions were recited
and stipulated at length herein.

The Tenant, if any, of this Unit has either waived or
has failed to exercise his right of first refusal to pur-
chase 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 Assis-
tant Secretary, the day and year first above written.

Attest: 
Assistant Secretary

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

By: 
Vice President

25323584

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Property of Cook County, Illinois

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that

W. Michael McLean Vice President, and
Peter Johanson 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's own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of January, 1966.

Delmer Boyd
Notary Public

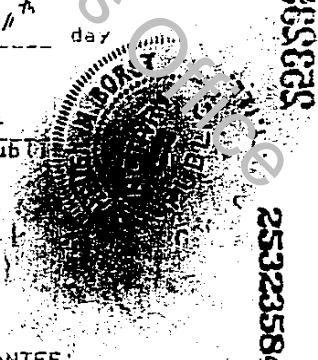
MY COMMISSION EXPIRES:
My Commission expires August 16, 1969

DELIVERY INSTRUCTIONS:
BRUCE ROBERTS
100 W. MONROE
RM 400
Chicago, IL 60603

ADDRESS OF GRANTEE:
535 N. Michigan Avenue
Chicago, Illinois 60611

ADDRESS OF PROPERTY:
535 N. Michigan Avenue
Chicago, Illinois 60611

This instrument was prepared by:
David C. Julian, Esq.
Adams, Fox, Marcus, Adelstein & Gerding,
208 South LaSalle Street
Chicago, Illinois 60604
(312) 346-7731



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Libby R. Olson
1980 JAN 17 AM 9:40

REC. DEPT. OF DEEDS
COOK COUNTY ILLINOIS

JAN-17-80 128945 • 25323584 A — Rec 14.00

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT