

Property of Cook County Clerk

17042CP

25 341 172

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 JAN 29 PM 2:01

William M. Olson
RECORDER OF DEEDS

25341172

FAULKNER HOUSE CONDOMINIUM

TRUSTEE'S DEED

COOK
CO. REC. 015

THIS INSTRUMENT, MADE THIS 20th 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, 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. 46492, GRANTOR, AND HEIDI D. FREMOND AND ROBERT S.

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, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING:

UNIT NO. 3101F IN FAULKNER HOUSE CONDOMINIUM AS DELINEATED ON 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 BROWNSON'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, ILLINOIS; 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 53.70 FEET OF SAID LOT, 24.15 FEET EAST WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH 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 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING;

SEAL OF COOK COUNTY, ILLINOIS
RECORDS & CLERK
JAN 29 1980
31.00

CANCELLED
JAN 29 1980
31

67-58-359 PE
0525228

124.00
OFFICE OF RECORDS & CLERK
COOK COUNTY, ILLINOIS

12.00

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Property of Cook County, Illinois

ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 59.70 FEET OF THE EAST 16.0 FEET 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 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. 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS, HEK 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 RESERVATIONS CONTAINED IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE SAME AS THROUGH 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.

25 341 172
Office

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Property of Cook County Clerk's Office

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14 DAY OF JUN 14 1980, 1980

Maria E. Velez
NOTARY PUBLIC



MY COMMISSION EXPIRES:
My commission expires August 30, 1983

DELIVERY INSTRUCTIONS:

ADDRESS OF GRANTEE:

Heidi Fremont
70 W. Burton Pl # 3101 F
Chgo, Ill. 60610

John

ADDRESS OF PROPERTY:
70 W. BURTON PL.
APARTMENT # 3101
CHICAGO, ILLINOIS 60610

THIS INSTRUMENT WAS PREPARED BY:

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

25 341 172

END OF RECORDED DOCUMENT