FAULKNER HOUSE CONDOMINIUM

TRUSTEE'S DEED

25 347 852

THIS INDENTURE, MADE THIS 24D DAY OF NOVEMBER, 1979, BETWEE AMERICAN NATIONAL BANK AND TRUST CCMPANY 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 PUTTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, FULLY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A LITTUST AGREEMENT DATED THE 15TH DAY OF MAY, 1971, AND KNOWN AS TRUST NO. 46492. GRANTOR. TRUST NO. 46492, GRANTOR, AND Thomas E. Woelfle, a bachelor.

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 ADDITIONALES THEREBURD BELONGING.

111111111111111 APPURTENANCES THEREUNTO BELONGING:

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UNIT NO. 605AIN FAULKNER HOUSE CONDOMINIUM AS DELINIATED ON C
SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICACI
LAND COMMISSION NUMBER THREE, BEING A CONSOLIDATION OF LOTS AND
PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICACU
AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF
SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL.
IN COOK COUNTY, ILLINDIS; ALSO EXCEPTING THAT PORTION OF SAID
LOT 4 LYING BETWEEN ELEVATIONS OF +20.10 FEET AND 432.00 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 WEST LINE OF SAID
LOT 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID
LOT 37.80 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID
LOT 12.0 FEET; THENCE EAST PARALLEL TO THE WEST LINE OF SAID
LOT 12.0 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 12.0 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST PARALLEL TO THE WEST LINE OF SAID
LOT 13.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING;

SOUTH LINE OF SAID
LOT 13.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING;

SOUTH LINE OF SAID
LOT 13.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING;

SOUTH LINE OF SAID
LOT 13.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING;





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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 +7.00 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST CHARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIAD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT IA! TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25280760 TOGETHER WITH ITS UNDIVIDED PERCE TAGE OF INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTSE, HIS, HER OR THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND TATEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH. IN THE AFGRESAID DECLARATION AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER'S DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEED, OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND REGISTER O I'. 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 NICHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND THE HOMEOVIER'S DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

THIS TRUSTEE'S DEED IS SUBJECT TO ALL RIGHTS, EASEMENT; RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS 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 AFORE-SAID, 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 ILLINDIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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GRANTEE, BY ACCEPTANCE OF THIS TRUSTEE'S DEED, HEREBY AGREES THAT IN THE EVENT, WITHIN CALL (1) YEAR AFTER THE DATE OF RECORDING OF THIS TRUSTEE'S DEED, GRANTEE CONVEYS TITLE TO THE UNIT, GRANTEE SHALL REFUND TO GRANTOR (OR 17 BENEFICICARIES) THE AMOUNT BY WHICH THE SALE PRICE EXCEEDS THE PURCHASE PRICE OF THE UNIT AS CONVEYED TO GRANTEE UP TO A MAXIMUM AMOUNT EQUAL TO THE RESIDENT DISCOUNT ALLOWANCE RECEIVED BY GLANTEE PROVIDED, HOWEVER, THAT THIS RESTRICTION SHALL NOT BE APPLICABLE IN THE EVENT GRANTEE RELOCATES TO A PRINCIPAL RESIDENCE OF ATED MORE THAN FIFTY (50) MILES FROM THE CITY OF CHICAGO, IS DIVORCED OR DIES WITHIN SAID ONE (1) YEAR PERIOD. CINE (1) YEAR PERIOD.

IN WITNESS WHEREOF, GRANTOR HAS CAUSED ITS CORPORATE SEA TO BE AFFIXED HERETO, AND HAS CAUSED ITS NAME TO 9E SIGNED TO THESE PRESENTS BY ONE OF ITS VICE PRESIDENTS OF ITS ASSISTANT VICE PRESIDENTS AND ATTESTED BY ITS ASSISTANT SECRETARY, THE DAY AND YEAR FIRST ABOVE WRITTEN.

AMERICAN NATIONAL BANK A TRUST COMPANY OF CHICAGO, AS FUSTEE, AS AFORESAID, AND NOT HERSONALLY

SECRETARY

STATE OF ILLINOIS

COUNTY OF COOK

55:

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LAW VOCAME COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LAW VOCAME COUNTY 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, 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. SO ON FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.

## UNOFFICIAL COPY

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF

OT PARY COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:

APR 20 1581

DELIVERY INSTRUCTIONS:

ALLEN. H. DROPKIN 180 N. LA SALLE CHTCAGO, ILL 60601 ADDRESS OF GRANTEE:

135 So. LA SACLE ST. CHEAGE, 141.

ADDRESS OF PROPERTY: 70 W. BURTON PL. APARTMENT # 605

CHICAGO, ILLINDIS 60610

THIS INSTRUMENT WAS PREPARED BY:

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

COOK COUNTY ILLINOIS FILED FOR RECORD 1980 FEB -4 PM 12: 57 Sidney N. Olson RECORDER OF DEEDS 25347852