

UNOFFICIAL COPY

TRUSTEE'S DEED

25 JUL 1980

DATE OF RECORDING



1405210

THE ABOVE SPACE FOR RECORDER'S USE ONLY

676 P. 501 F

THIS INSTRUMENT, made this 1st day of February, 1980, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deed-in-trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 2nd day of August, 1965 and known as Trust Number 48393, party of the first part, and ANDREW J. FLEMING, DOLORES J. FLEMING and GARRETT P. FLEMING, of 1205 West Sherwin, Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN and No/100ths (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 16B at Granville Tower Condominium, 6166 North Sheridan Road, Chicago, Illinois;

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together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common but in joint tenancy. 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. If a deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deed-in-trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage of any third party of record in said county given to secure the payment of money, and remaining to be released at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as a/o, said.



By *[Signature]* Assistant Vice-President

Attest *[Signature]* Assistant Secretary

This instrument prepared by: Richard J. Cremieux, 77 West Washington Street, Chicago, Illinois 60602

STATE OF ILLINOIS, ss. COUNTY OF COOK.



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Assistant 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 Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date FEB 08 1980

[Signature]
Notary Public

NAME ANDREW J. FLEMING
STREET 2828 No. Paulina
CITY CHGO, ILL. 60657

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 16B, 6166 North Sheridan
Chicago, Illinois 60660

THIS INSTRUMENT WAS PREPARED BY:

111 West Washington Street
Chicago, Illinois 60602

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER
F. 324 R. 2/77 TRUSTEE'S DEED (Recorder's) **BOX 533**

Seal of Cook County, Illinois
Recorder's Office
Clerk of Circuit Court
111 West Washington Street
Chicago, Illinois 60602
FEB 10 1980
22.00
100a
75 JUL 920

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EXHIBIT "A"

Unit 1C13 in the Granville Tower Condominium, as delineated on a survey of the following described real estate:

Lots 1, 2 and 3 in Block 10 in Cochran's Second Addition to Edgewater, being a subdivision of the East fractional half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, (except the West 1320 feet of the South 1913 feet and right of way of the Chicago Evanston and Lake Superior Railroad) according to the Plat thereof recorded December 21, 1888 as document 1042704 in Book 31 at Pages 47 and 48 in the office of the Recorder of Deeds in Cook County, Illinois,

which survey is attached as Exhibit 'A' to Declaration of Condominium recorded as Document 75743058; together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to the 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 property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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

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END OF RECORDED DOCUMENT