TRUSTEE'S DEED

25 376 684

THIS INDENTURE, made this 1st THIS INDENTURE, made this <u>lst</u> day of <u>September</u>, 1979, between the erican National Bank and Trust Company of Chicago, a corporation duly r ainized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and exercise trusts within the State of Illinois, not personally, but as Trustre 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 13th day of March, 1979, and known as Trust No. 46272 Grantor and Peter Valsh, Julia Walsh and Anne E. Walsh . Grante..

WITNESSITH, that Grantor, in consideration of the sum of Ten Dollar (\$10.00), and cher 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, Illinoi, together with the tenements and appurtenances thereunto belonging:

2805 in the Granville Beach Condominium, as delineated Unit No. on a survey of the following described real estate;

Parcel 1: Lots 1 and 2 (ex. pc the West 14 feet thereof) in Block 9 in Cochran's Second Addition to Edgewater in the East fractional 1/2 of Section 5, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois. himmun

Parcel 2: All the land lying Easterly of Lots 1 and 2, Southerly of the North lot line of Lot 1 extended Fasterly, Northerly of the of the North lot line of Lot 1 extender Fisterly, Northerly of the South lot line of Lot 2 extended Easterly, and Westerly of the boundary line established by decree of The Circuit Court of Cook County, Illinois in case number 67 CH 1768, 11 in Cook County,

which survey is attached as Exhibit "A" to the D. ation of Condominium recorded as Document No. 25192636
Its undivided percentage interest in the common elem , together wit

Grantor also hereby grants to Grantee, his, her or their successor 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 aforementioned Declaration, and Grantor reser es to itself, its successors and assigns, the rights and easements set forth in said 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 the same as though the provisions of said 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 C 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.

IBOX 533

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UNOFFICIAL COPY

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 Trust Officer, the day and year first above written. AMERICAN NATIONAL BANK AND ATTEST: TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and not personally ust Officer lce President INVISTATE OF ILLINO'S COUNTY OF COOK I, the undersigned, a Notary Public in and for the County and State esaid, DO HEREBY CER IFY that L. Whelan aforesaid, DO HEREBY CER'IFY that Vice President, and Fator H Vice President, And Fator H Vice President Assistant Trust Officer 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 Vice President and Assistant Trust Officer, as such 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 r'e said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, caused tor corporate seal of said Bank to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Sent for the uses and pruposes therein set forth. quier my hand and Notarial Seal this Notary Public COMMISSION EXPIRES: APR 20 1982 DELIVERY INSTRUCTIONS: ADDRESS OF GRANTEE: Peter Walsh 4533 N. Hermitage N. Hermitage Ave Chicago, Illinois Mcasp. Dl. 60640 ADDRESS OF PROPERTY: This instrument was prepared by: 6171 North Sheridan Road William A. Zolla, Esq. Chicago, Illinois Rudnick & Wolfe 30 North LaSalle Street Chicago, Illinois 60602 (312) 368-4080