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TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

1980 MAR 13 PM 2:34

25390484

COOK
CO. NO. 018

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

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E# 140/602

082250

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THIS INDENTURE, made this 6th day of March, 1980, 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 deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 15th day of July, 1976, and known as Trust Number 39118 party of the first part, and Phyllis Cheever, 4000 West North Avenue, Chicago, Illinois 60639 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

Subject to: (a) general real estate taxes for the current year; (b) special taxes or assessments for improvements not yet completed; (c) covenants, conditions, restrictions and building lines of record; (d) private, public and utility easements and roads and highways; (e) lease and license agreement for laundry rooms (affecting a Common Element only), if any; (f) acts done or suffered by Purchaser; (g) Condominium Property Act of the State of Illinois; (h) Declaration of Condominium Ownership and By-Laws for Crystal Towers Condominium "D"; (i) Plat of Survey of Crystal Towers Condominium "D"; and (j) applicable zoning laws or ordinances together with the covenants and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This instrument prepared by

Joseph E. Hetman
One North LaSalle Street
Chicago, Illinois 60602

10.00

This deed is executed by the party of the first part, as Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed in Trust and the provisions of said Trust Agreement above mentioned, and every other power and authority thereunto existing. This deed is made subject to the liens of all trusts, deeds and/or mortgages upon said real estate, if any, recorded or registered in said County.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, 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 Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee of deed and not heretofore.

By: *[Signature]* VICE PRESIDENT

Attest: *[Signature]* ASSISTANT SECRETARY



STATE OF ILLINOIS,
COUNTY OF COOK } SS.

THIS INSTRUMENT
PREPARED BY

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument in such Vice President and Assistant Secretary respectively, appeared before me on this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed, and that they acknowledged the said Assistant Secretary then and there acknowledged the National Banking Association to be affixed to said instrument as said Assistant Secretary's voluntary act and as the free and voluntary act of said National Banking Association for the purposes therein set forth.

Given under my hand and Notary Seal.

[Signature]

NAME Edward E. Bede Sr.
STREET 127 N. Dearborn
CITY Chicago, Ill. 60602

Unit 512
1777 Crystal Lane
Mount Prospect, IL 60056

RECORDER'S OFFICE BOX NUMBER 533

CANCELLED STATE OF ILLINOIS
PROPERTY TRANSFER TAX
DEPT OF REVENUE
20.25
2825
389
MAR 13 1980
TRANSACTION TAX
COOK COUNTY
20.25

25 390 484

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LEGAL DESCRIPTION RIDER

Unit No. 512, in Crystal Towers Condominium "D" as delineated on the Plat of Survey on the following described parcel of real estate:

THAT PART OF LOT 1 IN CRYSTAL TOWERS CONDOMINIUM DEVELOPMENT, BEING A CONSOLIDATION OF LOT "A" AND OUTLOT "B" OF TALLY HO APARTMENTS, A DEVELOPMENT OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE NORTH 89° 22' 27" EAST ALONG THE SOUTH LINE OF LOT 1 AFORESAID FOR A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING OF THE LAND BEING HEREIN DESCRIBED; THENCE NORTH 00° 37' 33" WEST 182.38 FEET; THENCE NORTH 89° 22' 27" EAST 344.08 FEET; THENCE NORTH 27° 14' 43" EAST 81.29 FEET TO A LINE 170.0 FEET SOUTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 1 AFORESAID; THENCE SOUTH 62° 45' 17" EAST ON SAID PARALLEL LINE, 90.00 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE SOUTH 01° 00' 03" EAST ON SAID EAST LINE, 212.17 FEET TO THE SOUTHEAST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89° 22' 27" WEST ALONG THE SOUTH LINE OF LOT 1 AFORESAID; 463.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "B" to a certain Declaration of Condominium Ownership and By-Laws made by the American National Bank and Trust Company of Chicago, as trustee, under a Trust Agreement dated July 15, 1976 and known as Trust No. 39118, and recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25214263 together with the undivided percentage interest in the common elements.

Grantor also expressly 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 property set forth in the aforementioned Declaration, and grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said Plat of Survey or said Declaration.

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

Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, the rights and easements appurtenant to and for the benefit of said land as defined and set forth in a Declaration of Easement dated October 26, 1979 and recorded October 29, 1979 in the office of the Cook County Recorder of Deeds as document No. 25214264.

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END OF RECORDED DOCUMENT