

UNOFFICIAL COPY

25 392 026

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney R. Olson*  
RECORDER OF DEEDS

CO. NO. 616

1 3 3 9 5 3

1950 MAR 14 PM 2:53

25392026

The above space for recorders use only

Form 2591

MAR 12 67 69 19

14/0243  
Buyer's list

THIS INSTRUMENT, made this 30th day of July, 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, 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 19th day of March, 1979, and known as Trust Number 46068 party of the first part, and SIDNEY FRANK and MARY A. FRANK, his wife, 2228 W. 110th Street, Chicago, Illinois, parties 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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit 1 attached hereto and made a part hereof.

together with the tenements and appurtenances thereunto 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.

SUBJECT TO THE FOLLOWING: 1) Taxes for 1979 and subsequent years; 2) Reservation of easements of record; 3) Restrictions, covenants and conditions of record; 4) The Illinois Condominium Property Act.

THIS INSTRUMENT PREPARED BY  
MICHAEL D. BAUER  
Attorney At Law  
400 WEST DUNDIE ROAD  
BUFFALO GROVE, ILL. 60090

This deed is executed by the party of the first part 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 as so mentioned, and of every other power and authority thereto relating. This deed is made subject to the liens of all trust 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 hereunto 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 last above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO



10.00

By *[Signature]* VICE PRESIDENT  
Attest *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK }

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, Grantor, personally known to me 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 National Banking Association for the use and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the use and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the use and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the use and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the use and purposes therein set forth.

This instrument prepared by:  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal.

*[Signature]*

DELIVERY INSTRUCTIONS  
NAME: FRANK T. Carey Jr.  
STREET: P.O. Box 94  
CITY: Blue Island Illinois 60406  
OR BOX 533

Unit 303S and P-1  
9540 South Mayfield  
Oak Lawn, Illinois 60453

CANCELLED STATE OF ILLINOIS  
REGISTRAR OF DEEDS  
REVENUE - 28.00  
28.00  
R MAR 14 1980  
PAYMENT RECEIVED  
CANCELED Cook County  
TRANSACTION TAX  
28.00

EXHIBIT 1

Unit No. 303S and Covered Parking Space No. P-1 in  
Stonegate Condominium as delineated on the survey of the following  
described parcel of real estate:

Lot 30 in Shady Oaks Subdivision of part  
of the North East 1/4 of Section 8,  
Township 37 North, Range 13 East of the  
Third Principal Meridian, in Cook County,  
Illinois.

which survey is attached as Exhibit A to the Declaration of  
Condominium Ownership made by American National Bank and Trust  
Company of Chicago, as Trustee under Trust Agreement dated  
March 19, 1979 and known as Trust No. 46068, and recorded in the  
Office of the Recorder of Deeds, Cook County, Illinois, as  
Document No. 537589; together with its respective undivided  
percentage interest in the Common Elements as set forth in said  
Declaration of Condominium Ownership, together with the tenements  
and appurtenances thereto belonging.

Subject to (a) current general real estate taxes for the current  
year and the previous year not currently due; (b) special taxes  
or assessments for improvements not yet completed; (c) utility  
easements, easements, covenants, conditions, restrictions and  
building lines of record and party wall rights and agreements;  
(d) terms, provisions and conditions of said Declaration of  
Condominium Ownership and the By-Laws of Stonegate Condominium  
Association, an Illinois not-for-profit association, including all  
amendments and exhibits thereto; (e) the Illinois Condominium  
Property Act and Article XIV of Chapter 26 of the Code of Ordinances  
of the Village of Oak Lawn, Illinois; (f) existing leases and  
tenancies; (g) applicable zoning and building laws and ordinances;  
(h) roads and highways, if any; and (i) acts done or suffered by or  
judgments against party of the second part, or anyone claiming by,  
through or under party of the second part, including, but not  
limited to the mortgage documents of the party of the second part.

Party of the first part also hereby grants to party of the second  
part, its successors and assigns, as rights and easements  
appurtenant to the above conveyed real estate, the rights and  
easements for the benefit of said property set forth in said  
Declaration of Condominium Ownership and party of the first part  
reserves to itself, its successors and assigns, the rights and  
easements set forth in said Declaration of Condominium Ownership  
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, restrictions,  
conditions, covenants and reservations contained in said  
Declaration of Condominium Ownership the same as though the  
provisions of said Declaration of Condominium Ownership were  
recited and stipulated at length herein.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE  
RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH  
RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

25 302626