

ELIOT HOUSE CONDOMINIUM  
TRUSTEE'S DEED

25395188

THIS INDENTURE, MADE THIS 4TH DAY OF DECEMBER, 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 BANK IN PURSUANCE OF A CERTAIN TRUST AGREEMENT DATED THE 15TH DAY OF MAY, 1979, AND KNOWN AS TRUST NO. 46493, GRANTOR, AND IRVING J. LEONARD, MARRIED TO MARILYN LEONARD AND LARRY B. LEONARD, A BACHELOR (GRANTEES).

WITNESSETH, THAT GRANTOR, IN CONSIDERATION OF THE SUM OF ONE HUNDRED DOLLARS (\$10.00), AND OTHER 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, ILLINOIS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING:

LOT NO. 1507 E IN ELIOT HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 15 (EXCEPT THE NORTH 48.50 FEET OF THE WEST 80.00 FEET THEREOF) AND EXCEPT THAT PART OF THE SOUTH 92.27 FEET OF THE WEST 137.805 FEET OF SAID LOT LYING ABOVE ELEVATION +18.50 FEET, CITY DATUM, IN CHICAGO LAND CLEARANCE COMMISSION NUMBER THREE, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRUNSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25267212 AND REGISTERED AS DOCUMENT NO. L43134592 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS, HER OR THEIR SUCCESSORS 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 AFORESAID DECLARATION AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER'S DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. L43085871, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

Stamps on Doc # 3150845

Property of Cook County Clerk's Office

25395188

RETURN TO  
Transfer Desk

THIS TRUSTEE'S DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE SAME AS THROUGH 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 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 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.

GRANTEE, BY ACCEPTANCE OF THIS TRUSTEE'S DEED, HEREBY AGREES THAT IN THE EVENT, WITHIN ONE (1) YEAR AFTER THE DATE OF RECORDING OF THIS TRUSTEE'S DEED, GRANTEE CONVEYS TITLE TO THE UNIT, GRANTEE SHALL REFUND TO GRANTOR (OR ITS BENEFICIARIES) 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 GRANTEE PROVIDED, HOWEVER, THAT THIS RESTRICTION SHALL NOT BE APPLICABLE IN THE EVENT GRANTEE RELOCATES TO A PRINCIPAL RESIDENCE LOCATED MORE THAN FIFTY (50) MILES FROM THE CITY OF CHICAGO, IS DIVORCED OR DIES WITHIN SAID ONE (1) YEAR PERIOD.

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 SECRETARY, THE DAY AND YEAR FIRST ABOVE WRITTEN.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, AS AFORESAID, AND NOT PERSONALLY

BY: \_\_\_\_\_ VICE PRESIDENT

Property

Office

25395188

Do not deliver  
RETURN TO  
Transfer Desk





UNOFFICIAL COPY

Property of Cook County Clerk's Office

3150845  
20  
12/15/87  
12/15/87  
12/15/87

MAR 18 11 02 AM '88

Shelby Robinson  
REGISTRAR OF TITLES

3150845

MAR 25 1988  
WASHINGTON

Box  
533

1988 MAR 18 PM 12-07

MAR 18 88 2 47 PM '88 25395158 REC

12 MAR

RELEASED 12.00

25395158

Do Not Deliver  
RETURN TO  
Transfer Desk

END OF RECORDED DOCUMENT