

# UNOFFICIAL COPY

① 54016 Sub  
Mc

TRUSTEE'S DEED  
INDIVIDUAL

1980 MAR 19 PM 1:25

25396465

(The above space for recorders use only)

THIS INDENTURE, made this 31st day of January, 1980, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 10th day of August, 1977, and known as Trust Number 2789, party of the first part, and MARTHA J. REID, a spinster

10.00

grantees address Unit 3B, 2427 West Farragut Avenue, Chicago, Illinois 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 party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF (CONDOMINIUM UNIT 3B, 2427 WEST FARRAGUT AVENUE, CHICAGO, IL) (PARKING SPACE P-6)

Cook County REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAR 19 80 P. 11452



20.25

COOK COUNTY, ILL. 0-2770-1



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE MAR 19 80 P. 10756 20.25

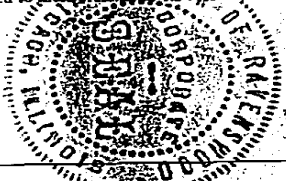
Together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part

10.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 19 80 P. 11192 83.00

This deed is executed pursuant to and in the exercise of the power and authority granted to and invested in said trustee by the terms of said deed or deeds 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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, the 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 its Vice President and attested by its Trust Officer, the day and year first above written.



Assistant Land Trust Officer BANK OF RAVENSWOOD As Trustee as Aforesaid

By Ceil Gonnerman Vice President Attest Eva Higi Assistant Land Trust Officer

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Ceil Gonnerman Vice-President of the BANK OF RAVENSWOOD, and Eva Higi Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 16th day of February 19 80 [Signature] Notary Public

ADDRESS OF PROPERTY:

Condominium Unit 3B 2427 West Farragut Ave., Chicago

20.25 20.25 83.00

MAIL TO: NAME THEODORE W. HOPFOMMER ADDRESS 33 North Dearborn Suite 6101 CITY AND STATE Chicago, Illinois 60602

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY: David Ruttenberg 55 E. Monroe St., Chicago, IL 60603 BANK OF RAVENSWOOD 1825 WEST LAWRENCE AVENUE CHICAGO, ILLINOIS 60640

OR RECORDER'S OFFICE BOX NO. Return To Box 634

# UNOFFICIAL COPY

Unit 22, 2427 West Farragut Ave., as delineated on the Survey of the following described Parcel: Lot 10 in Greenhoff's Resubdivision of Berwyn-Western Subdivision, a subdivision of part of the South East 1/4 of the South East 1/4 of the North East 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to and a part of the Declaration of Condominium Ownership made by Bank of Ravenswood, as Trustee under Trust Agreement dated August 9, 1977, and known as Trust Number 2789, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 8, 1980, as Document No. 25,309,601, as amended by Document No. 25342684, together with an undivided 5 percent interest in the Common Elements as set forth in said Declaration (excepting from said Parcel the property and space comprising all the Units as defined in said Declaration and Survey), in Cook County, Illinois.

Grantor grants to Grantee, his, her or their successors and assigns, the exclusive right to the use of parking space P-6, as delineated on the Survey attached to the aforesaid Declaration.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; party wall rights and agreements; general taxes for the year 1979 and subsequent years; limitations and conditions imposed by the Condominium Property Act of Illinois; Chapter 100.2 of the Municipal Code of Chicago; acts done or suffered by Buyer; Laundry Lease to Chicago Coin Meter Co. from 1/1/76 to 1/1/83; existing lease, if any.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, all 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 Grantor reserves 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.

THE TENANT, IF ANY, OF THE UNIT, HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT CONVEYED UNLESS THE TENANT IS THE BUYER OF THE UNIT.

**END OF RECORDED DOCUMENT**

25342685