

SP 926060

26213

TRUSTEE'S DEED  
(JOINT TENANTS)

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-1983  
Stamp: 23.50  
26470725

GRANTOR: Garfield Ridge Trust & Savings Bank, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 17th day of July, 1978, and known as Trust Number 78-7-5, for and in consideration of the sum of TEN AND 00/100 Dollars (\$ \*\*10.00\*\*) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto DWIGHT D. SCHLEMKO and EARL R. STAMPLEY a bachelor a bachelor of 4640-42 N. Kenmore in the city of Chicago, Cook County, Illinois, State of Illinois not as tenants in but as joint tenants the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

THE RIDER ATTACHED HERETO IS A PART OF THIS DOCUMENT

RIDER ATTACHED TO TRUSTEE'S DEED DATED JANUARY 11, 1983

Unit 1 South together with an undivided 16.2% interest in the common elements in the 4640 North Kenmore Condominium, as delineated and defined in the Declaration of Condominiums, and recorded as Document No. 26460487, in the Northeast quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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 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.

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.

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.

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, party wall rights and agreements; easements, covenants and restrictions in building lines of record; Illinois Condominium Property Act: the Condominium Declaration, including all amendments and exhibits thereto, and conditions of title therein set forth; applicable zoning and building laws and ordinances; acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, encroachments, if any; Chapter 100.2 of the Chicago Municipal Code; leases and licenses affecting the common elements; special city or county taxes and assessments for improvements not yet completed.

26470725 Office

UNOFFICIAL COPY

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but

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Property of Cook County Clerk

RECORDED

TO HAVE AND TO HOLD the aforescribed property forever as joint tenants  
This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party wall rights and party wall claims of record; and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of record, if any.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be herunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice-President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice-President) (Trust Officer) on this 11th day of January, 1983.



Garfield Ridge Trust & Savings Bank  
as Trustee, as aforesaid, and not personally.  
By [Signature]  
its (Executive) (Assistant) (Vice-President) (Trust Officer)  
ATTEST: By [Signature]  
(Executive) (Assistant) (Vice-President) (Trust Officer)

STATE OF ILLINOIS  
COUNTY OF COOK, ss.  
I, [Signature], a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) of Garfield Ridge Trust & Savings Bank, an Illinois banking corporation, Grantor, personally known to me to be the (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) respectively, subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) and appeared before me this day in person and acknowledged that they subscribed to the same for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice-President) (Trust Officer) then and there acknowledged the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of the said (Executive) (Assistant) (Vice-President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of January, 1983.  
[Signature]  
Notary Public  
My Commission Expires:  
July 1, 1984

DOCUMENT PREPARED BY:  
L. J. Mazzucchelli  
6353 W. 55th St.  
Chicago, IL 60638

MAIL TO: A. R. Spiegel  
30 W. Washington  
Chicago, IL 60602

ADDRESS OF PROPERTY:  
4640-42 N. Kenmore, Unit #1 South  
Chicago, IL 60640  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APPROPRIATION ACT OF 1979  
AFFIX EVIDENCE OF REVENUE STAMPS HERE  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
9400

DOCUMENT NUMBER  
26470725

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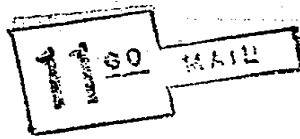
1983 JAN 17 AM 10 45

CLERK OF DEEDS  
COOK COUNTY ILLINOIS

RECORDED *Allyson*

JAN-17-83 687243 26470725 A - REC 11.20

Property of Cook County Clerk's Office



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TRUSTEE'S DEED  
(JOINT TENANTS)

Garfield Ridge Trust & Savings Bank

As Trustee under Trust Agreement

To

FORM 557 214 (REV. 7/75)

END OF RECORDED DOCUMENT