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184-125	THIS INDENTURE, ma AMERICAN NATIONA J. Canized and existing a Ar prica, and duly author but is Trustee under the national banking associated of April party of the first part, at 43 % 273 Hawkeye	de this 9 th L BANK AND as a national ban rized to accept an e provisions of a c cion in pursuance , 19 81, ad THOMAS H. e Drive, Elbu	n day of TRUST COMPA king association d execute trusts leed or deeds in f a certain Trust and known as Th ROHNER and ann, Illinoi parties of	December NY OF CHICAC under the laws c within the State o rust duly recorde Agreement, date ust Number ANNE V. ROI S the second part.	, 19 82 , betwee GO, a corporation du of the United States of Illinois, not personal and delivered to sa d the first 52376 HNER, his wife,	041717
2.454	WITNESSETH nat id party of the first part, in consideration of the sum of TEN and no./10.———————————————————————————————————					
	Subject to the following: (a Current general real estate taxes for the current year and the previous year not no die; (b) utility easements; (c) easements, covenants, conditions, restrictions of building lines of record and party wall rights and agreements; (d) terms, provisions and conditions of the Declaration and by-laws, including all amondments and ext bits thereto; (e) Illinois Condominium Property Act; (f) existing leases and ten noises: (g) applicable zoning and building laws and ordinances, Evanston and condominium ordinances and other laws and ordinances of record; (h) liens and other matters of title over which the title company is willing to insure.					
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	SEAL	By		Treser as element.	and not personally,  JULIAN LACE  PEFICER VICE PRESIDENT  ASSISTANT SECRETARY	L L
The introduct prepared to the property of the stand Associated Secretary these and these associated and secretary been and these associated and secretary and secretary secretar						Occament Number
	400 West Dirage Road Buffalo Group, Illinoi 7 .60090	sGiven under my hand	and Bulary Seal.	₹ .	Dan JAN 05 1903	
	D NAME MR. & M.	85. THOM: 873 HAW			FOR INFORMATION OF ERT STREET ADDRESS OF ABO DESCRIBED PROPERTY H	25 493 2
	L SHEEL 79 60.  I CHY ELBY/ EL L	en , I L	60119	UNIT 204 &		C-7 4
	R Y instructions	OR		EVANSTON,	ILLINOIS 60202	~-
	RECORDER'S OFF	ICE BOX NUMBER		"BOX 5	99 00	·

## **UNOFFICIAL COP**

Unit No. 204 and the exclusive and perpetual right to use the Parking Space designated as No. C-7, as a limited common element in Hinman House Condominium as delineated on the survey of the following described parcel of real estate:

Lot 3 and the North 1/2 of Lot 4 in Block 26 in the Village of Evanston, Section 18, Township 41 North, Range 14, 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 April 1, 1981 and known as Trust No. 52376, and recorded in the office of Recorder of Deeds of Cook County, Illinois, as Document No. 2645649, together with its respective undivided percentage interest in the common elements as set forth in said Declaration of Condominium Ownership, together with the enements and appurtenances thereto belonging.

lary of the first part also grants to party of the second part, its juccessors and assigns, as rights and easements appurtenant to the above conveyed real estate, the rights and easements for the benealt of said property set forth in said Declaration of Condomini mownership 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 right, and easements and 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 lame as though provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

THE TENANT OF THE UNIT EITHER W.IV\_D OR FAILED TO EXERCISE THE STATUTORY OPTION TO PURCHASE AND I'E RIGHT OF FIRST REFUSAL OR HAD NO STATUTORY RIGHT TO PURCHASE O. THE RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

One per cent of the purchase price on this Unit will be placed in an escrow account pursuant to the terms and provisions set forth in Section 3-104 E of the Evanston (11 nois) Residential Condominium Ordinance, to assure the Seller's compliance with the warranties of the Seller set forth in Section 3-104 A-D of said Ordinance.

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