VOFFICIAL CO

TRUSTEE'S DEED

COOK COUNTY, ILLIMOIS FILED FOR RECORD

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INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

1983 FEB -2 PM 2 53 26 493 268 The above space for recorders use only THIS INDENTURE, made this 9th day of December , 19 82 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 first day of April ,19 81 , and known as Trust Number 52376 day of , 19 81 , and known as Trust Number party of the first part, and HERMAN I. HERSH and GERTRUDE R. HERSH, his wife, 1516 Hinman, Evanston, Illinois parties of the second part. WITNESSETF, that said party of the first part, in consideration of the sum of TEN and no 100----- Dollars, and ot Dollars, and other good and valuable and paid, does hereby grant, sell and convey unto said parties of the second part in joint tenamey, the following described real estate, situated in County, Illinois, to-wit: "not in tenancy in common, but in joint manney." considerations in Fant paid, does hereby grant, sell and convey unto said parties of the second part not in tenancy in Cook LEGAL ATTACHED HERETO AND MADE A PART HEREOF: Subject to the following: (:) Current general real estate taxes for the current year and the previous year not to due; (b) utility easements; (c) easements, year and the previous year not to due; (b) utility easements; (c) easements, covenants, conditions, restrictions and building lines of record and party wall rights and agreements; (d) terms, provisions and conditions of the Declaration and by-laws, including all amendments and exhibits thereto; (e) Illinois Condominium-Property Act; (f) existing leases and tenancies; (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. This doed is executed by the party of the first part, as Trustee, as aforesaid, granted to and vested in it by the terms of soid Deed or Deeds in Trust and a every other power and authority theseunto enabling. This deed is made subteal esiate, if any, recorded or registered in said county. IN WITNESS WHEREOF, each party of the first part has caused its corporate seal to be here'to offixed, and has caused it to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the above written. AMERICAN NATIONAL BANK AND TRUST COMPANY (f CHI LAGO ASSISTANT SECRETARY I the undersigned a Notary Public in and for the County and State alarestic DO HEREBY CERTIFY. It the above named Dillow County Division President and Assistant Secretary of the AMERICAN TIONAL BANK AND TRUST COMPANY OF CHICAGO. A National Banking Association, Granish consolly known to me to be the same persons whose names are subscribed to the foregoing instrument and the control of the contr Michael D Batter 400 West Donne Road Buffalo Grove, Illi-JAN 05 1983 e, Illinois Given under my Notary Public NAME ME DougALL, NERSL of Scott 135 So. LASAIR ST. STREET Chicago, ILC 60603 Ath! William T. Rifkin -UNIT 505 & Parking Space G5-6 1516 HINMAN AVENUE EVANSTON, ILLINOIS 60202

BOX 533

UNOFFICIAL COPY

Unit No. 505 and the exclusive and perpetual right to use the Parking Space designated as No. 65-66, 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. 2649, together with its respective undivided percentage interest in the common elements as set forth in said Declaration of Condominium Ownership, together with the lenements and appurtenances thereto belonging.

rarry of the first part also 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 Condomin'. Movership 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 same as though 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 STATUTORY OPTION TO PURCHASE AND THE DIGHT OF FIRST REFUSAL OR HAD NO STATUTORY RIGHT TO PURCHASE OF THE RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR I, THE PURCHASER OF THE UNIT.

One per cent of the purchase price on this <code>Jnit vill</code> be placed in an escrow account pursuant to the terms and provisions set forth in Section 3-104 E of the Evanston (fillois) Residential Condominium Ordinance, to assure the Seller's <code>ccmpline</code> with the warranties of the Seller set forth in Section 3-104 P-D of said Ordinance.

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