

TRUSTEE'S DEED
(JOINT TENANTS)

26 499 580

(The Above Space For Recorder's Use Only)

COOK
CO. NO. 616

88-90-899X10 dml

GRANTOR, Gladstone-Norwood 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 certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 7TH day of MAY, 1979, and known as Trust Number 204, 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 JEFFREY J. KEATING AND ANN M. KEATING, HIS WIFE

of 3712 NORTH SHEFFIELD in the CITY of CHICAGO County of COOK, State of ILLINOIS

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 thereto belonging, to wit:

UNIT NO. 304 IN KING'S COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, LOT 30 (EXCEPT THE NORTH 15 FEET THEREOF) AND ALL OF LOT 29 IN BLOCK 4 IN BUCKINGHAM SECOND ADDITION TO LAKE VIEW IN THE NORTH-EAST QUARTER OF SECTION 20, TOWNSHIP 40 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 RECORDED AS DOCUMENT NO. 25874269, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND PART OF THE FIRST PART RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS 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. THERE WAS NO TENANT OF THE UNIT WITH RIGHT OF FIRST REFUSAL.

TO HAVE AND TO HOLD the aforesaid property forever as joint tenants. This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority 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 aforesaid 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 walls, curbs, wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and all other liens and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto 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) this 3rd day of February, 1983.

Gladstone-Norwood Trust & Savings Bank as Trustee, as aforesaid, and not personally.

By *Edward J. Fop* (Secretary) (Assistant) (Vice-President) (Trust Officer) ATTEST: By *Lawrence B. Huffman* (Executive) (Assistant) (Vice-President) (Trust Officer)

I, the undersigned, 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 Gladstone-Norwood Trust & Savings Bank, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice-President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice-President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of 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 3rd day of February, 1983.

Walter T. Kowalski Notary Public My Commission Expires: April 12, 1986

MAIL TO: RICHARD ZULKEY (Name) 77 W. WASHINGTON (Address) CHICAGO, ILL. 60602 (City, State and Zip) Ste. 617

DOCUMENT PREPARED BY: L. Huffman, 5200 N. Central Ave. Chicago, Illinois 60630 SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR RECORDER'S OFFICE BOX NO. 533 ADDRESS OF PROPERTY: 3708-14 North Sheffield, Unit No. 304 Chicago, Illinois 60613 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

CHARGE UP ILLINOIS REAL ESTATE TRANSFER TAX FEB 83 22.25 CANCELLED BY 22.25 REAL ESTATE TRANSFER TAX STATE REVENUE DEPARTMENT CHICAGO, ILL. 60601 CITY OF CHICAGO REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB 83 99.00 26499580

UNOFFICIAL COPY

TRUSTEE'S DEED

(JOINT TENANTS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 FEB -8 AM 10: 29

Richard H. Olson
RECORDED BY DEEDS
26499580

GLADSTONE-NORWOOD TRUST
& SAVINGS BANK

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

FORM 18027 BANKFORMS, INC.

END OF RECORDED DOCUMENT