VOFFICIAL

26 499 662 Liercy H. Olsen COOK COUNTY, ILLINOIS FILED FOR PECORD TRUSTEE'S DEED 1983 FEB -8 PH 12: 38 26499662 Form 2591 THIS INDENTURE, made this 9th day of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation organized and existing as a national banking association under the laws of the United States of Illinois, not personal law and duly authorized to accept and execute trusts within the State of Illinois, not personal law and delivered to said or deeds in trust duly recorded and delivered to said or deeds in trust duly reco considerations in hand pair does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, Cook C but in joint tenancy, the following described real estate, situated in Courty, Illinois, to-wit: LEGAL ATTACHED HERETO AND MADE A PART HEREOF: Subject to the following: (a) Turrent general real estate taxes for the current \hat{p} year and the previous year not now due; (b) utility easements; (c) easements, 3 year and the previous year not now due; (b) utility easements; (c) easements, conditions, restrictions are building lines of record and party walling rights and agreements; (d) terms, provious and conditions of the Declaration and by-laws, including all amendments and empiris thereto; (e) Illinois Condominium Property Act; (f) existing leases and terms: (g) applicable zoning and building laws and ordinances, Evanston and condeminium ordinances and other laws and ordinances of record; (h) liens and other archers of title over which the title company is willing to insure. \Diamond Ċ JER 05 1933 Norman P. Lind E 1019 Juniper Pkuy. Liberty 111e, 211. 60048 707 & Parking Space 0-20 UNIT 1516 HINMAN AVENUE E EVANSTON, ILLINOIS 60202 R INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER BOX 533

1 447

W

UNOFFICIAL COPY

Unit No. $\frac{707}{}$ and the exclusive and perpetual right to use the Parking Space designated as No. 0-20, 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 Crice of Recorder of Deeds of Cook County, Illinois, as Nowment No. 26445 by together with its respective unlivided percentage interest in the common elements as set forth in sea Declaration of Condominium Ownership, together with the tenement and appurtenances thereto belonging.

Party 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 Condominium Ownership 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 rights and ascements and conveyances and mortgages of said remaining propert.

This Deed is subject to all lights, 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 C. FAILED TO EXERCISE THE STATUTORY OPTION TO PURCHASE AND THE 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

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 (Ill.nois) Residential Condominium Ordinance, to assure the Seller's compliance with the warranties of the Seller set forth in Section 3-104 / -D of said Ordinance.

26 499 662