

UNOFFICIAL COPY

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TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Edna M. Olson
RECORDED BY DEEDS

1983 FEB 16 PM 2:12

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR, UNITED OF AMERICA BANK, an Illinois State Bank, as Trustee under the provisions of a deed or deeds in trust, duly recorded-registered and delivered to said Bank in pursuance of a Trust Agreement dated the 1st day of September, 1978, and known as Trust No. 1167, for and in consideration of TEN DOLLARS, and other good and valuable consideration paid,

CONVEYS AND QUIT CLAIMS TO DANIEL W. JOHNSON

of the City of Chicago, County of Cook, and State of Illinois (not in Tenancy in Common, but in JOINT TENANCY), the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: UNIT NO. 5114-2 IN FIRST KENMORE ASSOCIATES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 in BLOCK 2 in ARGYLE, BEING A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 AND 2 IN COLMOUR AND CONARROE'S SUBDIVISION OF LOT 3 AND OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION IN EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY UNITED OF AMERICA BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1978 AND KNOWN AS TRUST NUMBER 1167 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 26418449, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

RIDER ATTACHED HERETO AS EXHIBIT "A" IS MADE A PART OF THIS DEED.

together with the tenements and appurtenances thereto belonging. TO HAVE AND TO HOLD said premises unto the said DANIEL W. JOHNSON and his heirs forever. Subject to conditions and restrictions of record; general real estate taxes for the year 1982 and subsequent; and covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfessed special taxes or assessments; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust Agreement above entitled. This Deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased as of the date of the delivery hereof.

IN WITNESS WHEREOF, said UNITED OF AMERICA BANK, an Illinois State Bank, has caused its corporate seal to be hereto affixed, and has caused the same to be signed to these presents by its duly authorized officer, and attested by its duly authorized officer, this 10th day of February, 1983.



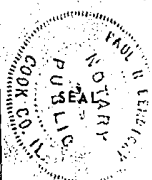
10.00

UNITED OF AMERICA BANK, an Illinois State Bank
As Trustee of aforesaid,
By *Carl J. Kasson*
Attest *Juanita...*

This Instrument Prepared By: C.D. Kasson, 135 S. LaSalle St. Chicago, IL 60603

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby certify that the persons whose names are subscribed to the foregoing instrument are personally known to me, are duly authorized officers of UNITED OF AMERICA BANK, an Illinois State Bank, and that they appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as duly authorized officers of said Bank and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority given by the Board of Directors of said Bank, as their free and voluntary act, and as the free and voluntary act and deed of said Bank, as Trustee aforesaid, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal this 10th day of February, 1983.
Paul J. ...
Notary Public

DEED NAME DANIEL W. JOHNSON
STREET 5114 N. Kenmore Ave.
CITY Chicago, IL 60640

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
5114 North Kenmore Avenue
Chicago, IL 60640

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER

BOX 533

COOK COUNTY RECORDER OF DEEDS
STATE OF ILLINOIS
RECEIVED
FEB 16 1983
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CITY OF CHICAGO
RECEIVED
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EXHIBIT "A"

RIDER ATTACHED TO AND MADE PART OF TRUSTEE'S DEED DATED DECEMBER 23, 1982 FROM GRANTOR, UNITED OF AMERICA BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1978 AND KNOWN AS TRUST NO. 1167, TO DANIEL W. JOHNSON, GRANTEE:

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVIDED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNIT IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

SAID PROPERTY HAD NO TENANTS WITHIN THE MEANING OF THE ILLINOIS CONDOMINIUM ACT.

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

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END OF RECORDED DOCUMENT