

UNOFFICIAL COPY

TRUSTEE'S DEED

This instrument was prepared by
LYNN WILK
Albany Bank and Trust Company N.A.
1000 North Dearborn Street
Chicago, Illinois 60610
Form 16-12 Joint Tenancy

26515537

FEB 23 1983 1 59 PM
COOK COUNTY CLERK

RECORDED

27422

Form 16-12 Joint Tenancy

The above space for recording fee only — REC

10.20
REAL ESTATE TRANSACTION TAX
Cook County
FEB 23 1983

THIS INDENTURE, made this 10th day of February, 1983, between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United State of America, as Trustee under the provisions of a deed of trusts in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 28th day of June, 1979 and known as Trust No. 11-3774, party of the first part, and KWANG H. LEE and MELANIE CHANG IEM, his wife, Unit East, 7439 North Artesian, Chicago, Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants with the right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION UNDER ATTACHED HERETO AND MADE A PART HEREOF

UNIT NO. East in 7439 NORTH ARTESIAN CONDOMINIUM as delineated on a survey of the following described Real Estate: Lot 12 in Block 1 in Birchwood West Subdivision of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 and the West 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium made by Albany Bank and Trust Company, a National Banking Corporation as Trustee under Trust Agreement dated June 28, 1979 and known as Trust No. 11-3774, Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25 632 726; together with its undivided percentage interest in the said Parcel.

1. 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 party 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.

26515537

2. This Deed is Subject to general real estate taxes for 1982 and subsequent years; special taxes or assessments for improvements not yet completed; installments not due at date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building ordinances; public utility easements; public and private roads and highways; covenants and restrictions of record as to use and occupancy; party wall rights and agreements; any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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CITY OF
REAL ESTATE
DEPT. OF
4/1/80

Recorder's Office

X-1001

Property of Cook County

CITY OF CHICAGO
REAL ESTATE TRANSACTOR TAX
DEPT. OF REVENUE
41.00
82.00

together with the tenements and appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part for, or, not in tenancy in common, but in joint tenancy with the right of survivorship.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, SUBJECT, HOWEVER, to the effect of all trust deeds and/or mortgages upon said real estate of 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, liquid and other restrictions of record, if any; party walls; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President-Trust Officer and attested by its Asst. Vice President

ALBANY BANK AND TRUST COMPANY N.A., As Trustee as foresaid,
By Gary Worchester VICE-PRESIDENT-TRUST OFFICER
Attest Thomas M. Cerny Asst. Vice President
ASSISTANT-CASHIER

STATE OF ILLINOIS } I, the undersigned
COUNTY OF COOK } SS. a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

GARY WORCHESTER
Vice-President-Trust Officer of ALBANY BANK AND TRUST COMPANY N.A. and
Thomas M. Cerny, Asst. Vice President

Assistant-Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President-Trust Officer and Assistant Cashier 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 Bank, for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Cashier's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of February, 1933
John Wick
Notary Public

NAME John Noellen
STREET 1940 W. Irving Park Rd.
CITY Chicago, Ill. 60613

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit East, 7439 North Artesian
Chicago, Illinois

DELIVERY

END OF RECORDED DOCUMENT