

# UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS

FILED FOR RECORD

1983 JUN 30 PM 2:55

*Sidney R. Olson*

RECORDER OF DEEDS

26668528

COOY GO. NO. 209309

The above space for recorders use only

Form 2591

THIS INDENTURE, made this 2nd day of June, 1983, between 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, 1981, and known as Trust Number 52376 party of the first part, and GEORGE A. TALBOT, a bachelor, 80 West Corral, Saginaw, Michigan, parties 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, the following described real estate, situated in Cook County, Illinois to wit:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

Subject to the following: (a) Current general real estate taxes for the current year and the previous year not now 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 hereto; (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.

11-18-408-006

TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By 10.00 VICE PRESIDENT  
Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

This instrument prepared by:

Michael D. Butler  
400 West Dundee Road  
Buffalo Grove, Illinois 60090

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the corporate seal of said National Banking Association to be affixed to said instrument as and the corporate seal of said National Banking Association to be affixed to said instrument as and the Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal, [Signature]  
Notary Public

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

NAME G. Anthony TALBOT  
STREET 1516 Hinman Ave  
CITY Evanston IL 60201  
OR  
INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

UNIT 203 & Parking Space 0-26  
1516 HINMAN AVENUE  
EVANSTON, ILLINOIS 60202

CANCELLED ON ILLINOIS  
 JUN 30 1983  
 REAL ESTATE TRANSACTION TAX  
 JUN 30 1983  
 26 668 528  
 1122  
 26 668 528  
 Document Number

Date  
 69-08-753  
 WATER DATE  
 UNIT B

# UNOFFICIAL COPY

Unit No. 203 and the exclusive and perpetual right to use the Parking Space designated as No. O-26, 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. 26485649, together with its respective undivided percentage interest in the common elements as set forth in said Declaration of Condominium Ownership, together with the tenements 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 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 RIGHT OF FIRST REFUSAL OR HAD NO STATUTORY RIGHT TO PURCHASE OR THE RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

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

26 668 529  
Cook's Office

11  
**END OF RECORDED DOCUMENT**