

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

1983 JUL -5 AM 11: 08

26671512

Form 2591

Joint Tenancy

The above space for recorders use only

LATER DATE UNIT E 09-13-7460

THIS INDENTURE, made this 23rd day of April, 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 KARIM PAKRAVAN and AZITA PAKRAVAN, his wife, 700 E. 56th Street, Chicago, Illinois, 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, not in tenancy in common, but in joint tenancy, 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 thereto; (e) Illinois Condominium Property Act; (f) ~~existing mortgages and other liens~~; (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.

11-18-408-806

to us

together with the tenements and appurtenances thereto 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.

COOK CO. NO. 23952	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 1983 JULI-83 DEPT. OF REVENUE PB. 11252	COOK COUNTY REAL ESTATE TRANSFER TAX 40.50 REVENUE STAMP JULI-83 PB. 11427	40.50
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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. 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 hereunto 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 _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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, 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 that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association, caused the corporate seal of said National Banking Association to be affixed to said instrument, as said 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.

This instrument prepared by:
Michael D. Batler
400 West Dundee Road
Buffalo Grove, Illinois
60090

Given under my hand and Notary Seal.

Marie J. Pearson
Notary Public

JUN 20 1983

D E L I V E R Y INSTRUCTIONS

NAME *Edward W. Malstrom*
STREET *Three First Nat'l Plaza*
CITY *Chicago, Ill. 60602*

OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT 503 & Parking Space C-18
1516 HINMAN AVENUE
EVANSTON, ILLINOIS 60202

RECORDER'S OFFICE BOX NUMBER

BOX 533

10.00

This space for affixing riders and revenue stamps

26671512

Unit No. 503 and the exclusive and perpetual right to use the Parking Space designated as No. C-18, 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 covenants 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 TO 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.