

TRUSTEE'S DEED

26844403

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 26th day of October, 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 27th day of September, 1977, and known as Trust Number 41310 party of the first part, and JOHN McELHANY (divorced and not since remarried), 833 North Oak Park, E. Oak Park, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in and 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 Description set forth on Exhibit A attached hereto.

SUBJECT TO: The terms and provisions as set forth on Exhibit B attached hereto together with the tenements and appurtenances thereunto belonging.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration. Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

To have and to hold the same unto said Grantee and to the proper use, benefit and behoof forever, of said Grantee.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL AND FIRST OPTION TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

PARKING SPACE NO. P-1 IS HEREBY ASSIGNED TO THE UNIT CONVEYED HEREIN

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, and above mentioned, and of every other power and authority thereunto attaching. This deed is made subject to the liens of all trust deeds and 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 Secretary, this day and year first above written.

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



By [Signature] VICE PRESIDENT  
Attest [Signature] 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 John McElhany 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 person, whose names are subscribed to the foregoing instrument, as such John McElhany 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 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.

Given under my hand and Notary Seal, Date 10-27-83  
[Signature] Notary Public

DEED  
NAME EDWARD R. NATHANSON  
STREET 20 N. CLARK ST-805  
CITY CHICAGO, IL 60602  
OR  
INSTRUCTIONS 2734-36 N. Seminary, Unit C, Chicago, Illinois

RECORDERS OFFICE BOX NUMBER  
C-3036

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 27 1983  
232.00  
166090  
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Document Number  
26844403

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NO. C IN THE NORTH SEMINARY CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED  
REAL ESTATE: LOT 45 IN BROOMELL'S SUBDIVISION OF THE  
WEST 1/2 OF OUT LOTS 10 AND 13 TAKEN TOGETHER AS A  
TRACT IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST  
1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D"  
TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT  
26394759, AS AMENDED BY INSTRUMENT RECORDED AUGUST 8,  
1983 AS DOCUMENT 26722129, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

26844403

Property of Cook County Clerk's Office

EXHIBIT "B"

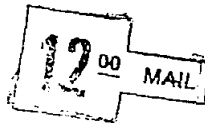
1. General Real Estate taxes not due and payable;
2. The Illinois Condominium Property Act & the Chicago Municipal Code;
3. The terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances;
5. Encroachments, if any, by or affecting the purchased unit, the common elements, or both;
6. Acts done or suffered by Grantee or anyone claiming by through or under Grantee;
7. Covenants, conditions and restrictions of record and party wall rights and agreements;
8. Public, private and utility easements recorded at any time prior to the Closing, including any easements established by or implied from the Declaration or amendments thereto;
9. Roads and highways, if any.

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**END OF RECORDED DOCUMENT**