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26005919

LANDERS HOUSE CONDOMINIUM

TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of August, 1981, 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 Bank in pursuance of a certain Trust Agreement dated the 14th day of February 1978 and known as Trust No. 42194, Grantor, and Merwyn Claver and Constance Claver, his wife Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as Tenants in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

Unit No. E-3, in the Landers House Condominium as delineated on a survey of the following described real estate:

All of Lot 10 and the North 1/2 of Lot 11, together with all of the vacated alley lying West of and adjoining Lot 10 and the North 1/2 of Lot 11, all in Block 8 in the Subdivision of Blocks 1, 3, 9, 10, 11, 14, 15, and 16 in Bogues Addition to Oak Park, being a Subdivision in the Southeast 1/4 of Section 1, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25646856, together with its undivided percentage interest in the common elements, and together with the right to use Parking Space No. 7 and 8, as a Limited Common Element appurtenant to the unit, as defined and set forth in said Declaration and Survey.

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, and 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.

This deed is executed by Grantor, 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.~~

SEP 9 68 43 832 E

COOK CO. IL  
SEP 22 1981  
REVENUE  
65.50  
CANCELED STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

SEP 22 1981  
65.50  
CANCELED

10.00

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# UNOFFICIAL COPY

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL 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.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, 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.

*[Signature]*  
Assistant Secretary

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

By: *[Signature]*  
Vice President  
TRUST OFFICER

STATE OF ILLINOIS )  
COUNTY OF COOK )

SS:  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that P. JOHANSEN, TRUST OFFICER Vice President, and Assistant Secretary, of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to be the same persons whose names are subscribed to the foregoing instrument as such TRUST OFFICER 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 Bank, 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 Bank, caused the corporate seal of said Bank 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 Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of AUG 28 1981, 1981.

*[Signature]*  
Notary Public

MY COMMISSION EXPIRES:  
My commission expires November 21, 1983

DELIVERY INSTRUCTIONS:  
FRIEDMAN & KOVEN  
208 S. LaSalle  
Chgo IL 60604  
attn: Carol A. Williams  
Suite 900

ADDRESS OF GRANTEE:  
205 S. Spring  
LaGrange, Illinois 60525

ADDRESS OF PROPERTY:  
1014-1022 North Harlem  
River Forest, Illinois 60305

This instrument was prepared by:  
William J. Ralph, Esq.  
Rudnick & Wolfe  
30 North LaSalle Street  
Chicago, Illinois 60602  
368-4069

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

1981 SEP 22 AM 11:16

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## END OF RECORDED DOCUMENT