

WJK UNK 287-28-29 AD Smith

26013145

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of September, 1981, between HARRIS TRUST AND SAVINGS BANK, a corporation 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 Trust Agreement dated the 16th day of March, 1977, and known as Trust Number 37504, party of the first part, and JAMES DeGROOT, A Bachelor party of the second part. Grantee's address 16178 S Park, South Holland IL

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 hand paid, does hereby grant, sell and convey and quit-claim unto the said party of the second part, JAMES DeGROOT, the following described real estate, situated in Cook County, Illinois, to wit:

Unit No. 212 in the 26 W. Barry Condominium, as delineated on a survey of the following described real estate: Lot 19 and the West 1/2 of Lot 20 in Culvers Addition to Chicago, Being a Subdivision of the South 20 Rods of the North 60 Rods also the South 1/2 of the North East 1/2 of the North West 1/2 of Section 28, Township 10 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 recorded as Document Number 25997154 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, their successors and assigns, all 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. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and building lines of record; d) party walls; e) encroachments, if any; f) applicable zoning and building laws or ordinances done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; k) existing leases, if any; l) rights of public or quasi-public utilities, if any; m) liens and other matters over which title insurer commits to insure by endorsement; n) laundry room lease.

THE TENANT, IF ANY, OF THIS UNIT EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHTS OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

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 delivered to said trustee and the trust agreement above mentioned. This deed is made subject to the lien 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 the duly authorized officers set forth below, the day and year first above written.

HARRIS TRUST AND SAVINGS BANK, a Corporation of Illinois, as Trustee, as aforesaid, and not personally.

By

Attest

Assistant Secretary

Vertical stamps and seals including: 26013145 Cook County REAL ESTATE TRANSACTION, STATE OF ILLINOIS REAL ESTATE TRANSFER TAX, CITY OF CHICAGO REAL ESTATE TRANSACTION, and various revenue and stamp stamps.

UNOFFICIAL COPY

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COUNTY OF COOK)
) S.S.
STATE OF ILLINOIS)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, THAT **HERMAN A. KOLE** Assistant Vice President of the Harris Trust and Savings Bank, a national banking association, and **JAMES J. PERNER** Assistant Secretary Assistant Trust Officer or Assistant Cashier of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Trust Officer or 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 acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer or Assistant Cashier did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of Sept., 1981.

Catherine [Signature]
Notary Public
My Commission Expires March 6, 1982

This instrument was prepared by: Nancy M. Holt
21 W Elm Street, Suite 200
Chicago IL 60610



10⁰⁰ MAIL

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END OF RECORDED DOCUMENT