

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK
CO. NO. 016

26110861

Individual

The above space for recordists use only

THIS INDENTURE, made this seventh day of January, 1982, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the thirtieth day of April, 1981, and known as Trust Number 0201, party of the first part, and Ethel Stone, a spinster and Ina May Flink a spinster,

of 201 E. Walton Place, Chicago, IL. 60611, party 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 hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

Unit 600 in the 201 East Walton Condominium, as delineated on a survey of Lots 38 to 41 in Allmendinger's Lake Shore Drive Addition to Chicago, a subdivision of part of Block 13 in Canal Trustee's Subdivision of the South fractional 1/4 of Section 3, Township 39 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 recorded as Document No. 26104230 together with its undivided percentage interest in the common elements.

10.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, befit and behoof, forever, of said party of the second part.

(SEE REVERSE SIDE)

This deed is executed by the party of the first part, as Trustee, on behalf, 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, Agreement above mentioned, and of every other power and authority thereto existing. This deed is made subject to the liens of all trust deeds, mortgages, liens and other encumbrances 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, this day and year first above written.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, its authorized, and not personal

By W. Blumenthal

Attest John A. Ripe

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the said persons whose names are subscribed to the foregoing instrument as such Assistant 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 banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of January 1982

Charles A. Nelson
Notary Public

My commission expires 5-23-83

NAME | PHILIP T. REINSTEIN
STREET | 134 N. LA SALLE #1515
CITY | CHICAGO, ILL. 60602

OR

INSTRUCTIONS

RECORDERS OFFICE BOX NUMBER

533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

This Deed was prepared by:

Jay D. Levine, Esq.

Friedman & Koven

208 S. LaSalle Street

Chicago, Illinois 60604

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Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, 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 Trustee's Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO AND SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

The above described real estate is conveyed subject to:

- (a) General real estate taxes for 1981 and subsequent years;
- (b) Encroachments, as follows:
 - (i) of the building located on the Property over the East line at the South East corner by about .04 feet, and over the South line at the South East corner by about .06 feet; and
 - (ii) of the 2 foot overhang between the first and second floors of the building located on the Property onto the property North and adjoining by approximately 2 feet; and
 - (iii) of the canopy of the building located on the Property onto property North and adjoining by 13.70 feet;
- all as disclosed by plat of survey, dated March 1, 1981 prepared by Gremley & Biedermann, Inc.;
- (c) Unrecorded lease with Keystone-Cole, Inc. demising the laundry room in the building located on the Property for a term expiring June 30, 1985, subject to automatic renewals of five year periods unless terminated (affects Common Elements only);
- (d) Unrecorded lease with 201 E. Walton Food Market, Inc. demising the commissary in the building located on the Property for a term expiring November 30, 1984 (affects Common Elements only);
- (e) Rights and easements in favor of public or quasi-public utilities in portions of the Property, and roads and highways, if any;
- (f) Applicable zoning and building laws or ordinances;
- (g) Acts done or suffered by or judgments against BUYER or any party claiming by, through or under BUYER;
- (h) Condominium Property Act of Illinois;
- (i) Chapter 100.2 of the Municipal Code of Chicago;
- (j) Existing lease if any;
- (k) The Declaration of Condominium Ownership for 201 East Walton Condominium.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1982 JAN 13 AM 10:52

Sidney H. Olson
RECORDER OF DEEDS
26110861

END OF RECORDED DOCUMENT