

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney N. Olson
RECORDER OF DEEDS

1982 JAN 26 PM 1:13

26123555

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Form 16-12

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 30TH day of DECEMBER, 1981, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, 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 14TH day of SEPTEMBER, 1981, and known as Trust Number 23040, party of the first part, and

YOK KUY KHUON AND RUCHIRA KHUON

party of the second part.

Address of Grantee(s) 450 W. DIVERSEY, CHICAGO, IL.

This instrument was prepared by SANFORD KOVITZ, c/o Exchange National Bank of Chicago, LaSalle & Adams Streets, Chicago, Illinois 60690.

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 convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate situated in COOK County, Illinois, to-wit:

LEGAL DESCRIPTION CONVEYING UNIT 305 ATTACHED AS A RIDER HERETO.

*see reverse side for
revenue stamps*

TO HAVE AND TO HOLD the same unto said parties, of the second part forever, not in tenancy in common, but in joint tenancy.

SUBJECT TO: SEE LEGAL DESCRIPTION RIDER

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Vice President—Trust Officer and attested by its Assistant Cashier—Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By *[Signature]* Vice President—Trust Officer

Attest *[Signature]* Assistant Cashier—Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK

DOLLY G. JENKINS
Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

BEN A. ROSEN

Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and

MARTIN S. EDWARDS

Assistant Cashier—Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President—Trust Officer and Assistant Cashier—Trust Officer 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 Cashier—Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 30TH day of DECEMBER, 1981

[Signature]
Notary Public

DELIVERY OR INSTRUCTIONS
NAME MARK T. RODRIGUEZ
STREET 188 W. LAN DOLPH ST.
CITY SUITE 1600
CHICAGO, IL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

663 W. Grace Street, Chicago, Illinois

UNIT # 305

RECORDER'S OFFICE BOX NUMBER 15

This space for affixing riders and revenue stamps

11 00

Document Number

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200P-PMTZ 166850 1 y 2 es

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BACK
CASH, 1/18

144018



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 26 '82
13.00

3259

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
JAN 26 '82
13.00

* * * * *
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 26 '82
52.00
* * * * *

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RIDER TO TRUSTEE'S DEED

THIS RIDER IS ATTACHED TO AND MADE A PART HEREOF TO THAT TRUSTEE'S DEED BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 14, 1981 AND KNOWN AS TRUST NUMBER 39044, PARTY OF THE FIRST PART AND Yok Kuy Khoun and Ruchira Khoun PARTY OF THE SECOND PART.

LEGAL DESCRIPTION OF THE PROPERTY TO-WIT:

UNIT 305, TOGETHER WITH DESIGNATED PARKING SPACE 2 (A LIMITED COMMON ELEMENT) IN 663 WEST GRACE STREET CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (TAKEN AS A TRACT):

LOTS 2, AND 3 IN P.N. KOHLSATT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13, AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND ALSO LOTS 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "A", RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 26,104,048 TOGETHER WITH AN UNDIVIDED PERCENT OF 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 Parties 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; (F) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (G) ACTS DONE OR SUFFERED BY PARTY OF THE SECOND PART; (H) CONDOMINIUM PROPERTY ACT OF ILLINOIS; (I) DECLARATION OF CONDOMINIUM OWNERSHIP AND ALL AMENDMENTS THERETO; (J) CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO; (K) EXISTING LEASES, IF ANY; (L) RIGHTS TO PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY.

THE TENANT, IF ANY, OF THE UNIT, HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT CONVEYED

END OF RECORDED DOCUMENT