

# UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney R. Olson*  
RECORDER OF DEEDS

26127934

1982 JAN 29 PM 12:40

26127934

Form 2591

Joint Tenancy

The above space for recorders use only

This instrument prepared by: David W. Rutenberg, 55 East Monroe Street, Chicago, Illinois 60603. Loop-Part I 158066 183k.

THIS INDENTURE, made this 15th day of January, 1982, 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 1st day of June, 1977, and known as Trust Number 40796 party of the first part, and Todd Martin and Martha Sutherland Martin, his wife of 130 East George, Bensenville, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Ten and no/100 Dollars, and other good and valuable considerations in hand 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 Rider attached hereto and made a part hereof.

*See reverse side for revenue stamps*

together with the tenements and appurtenances thereto belonging.

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

10<sup>00</sup>

This deed is not subject to the provisions of the Illinois Land Transfer Tax Act, Chapter 115, Illinois Revised Statutes, as amended, inasmuch as the same is a deed of gift and the parties thereto are exempt therefrom. This deed is made subject to the liens of all prior 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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, of above said, and not personally,



By \_\_\_\_\_ VICE PRESIDENT

Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

This instrument prepared by:

American National Bank  
and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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 persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument of 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. *Madeline J. Pearson* Date *1-28-82*

Notary Public

DELIVERY INSTRUCTIONS  
NAME Dennis R. Fields  
STREET 100 North LaSalle Street  
CITY Chicago, Illinois 60602

OR

RECORDER'S OFFICE BOX NUMBER

15

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit 1E  
440 West Aldine  
Chicago, Illinois

This space for all Illinois revenue stamps

26127934

Document Number

UNOFFICIAL COPY

Property of Cook County  
26127934

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN 29 '82  
79.50  
P.B. 10761

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN 29 '82  
79.50  
P.B. 11430

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 29 '82  
290.00  
P.B. 11185

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 29 '82  
28.00  
P.B. 11185

Cook County Clerk's Office

# UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF TRUSTEE'S DEED, DATED January 15 1982, BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JUNE 1, 1977, AND KNOWN AS TRUST NUMBER 40796, PARTY OF THE FIRST PART, AND Todd Martin and Martha Martin, his wife, PARTIES OF THE SECOND PART, CONVEYING THE REAL ESTATE COMMONLY KNOWN AS CONDOMINIUM UNIT 1E, 440 WEST ALDINE, CHICAGO, ILLINOIS

Unit 1E and Parking Space P-1E as delineated on the Survey of the following described Parcels:

Parcel 1:

Lots 26, 27 and the West 10 feet of Lot 28 in Block 3, in Lake Shore Subdivision of Lots 24, 25 and 26 in Pine Grove, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian;

ALSO

Parcel 2:

Easement for driveway and for light and air for the benefit of the owners and occupants of Parcel 1, aforesaid, over and across the South 136 feet of that part of the West 5 feet of the East 15 feet of Lot 28 in Block 3 of said Lake Shore Subdivision aforesaid, lying West of the West wall extended of the building on said Lot 28, as created by easement agreement dated on September 24, 1914, and recorded November 18, 1914, as Document Number 5,533,731, made by Axel H. Johnson with Luther V. Rice;

ALSO

Parcel 3:

Easement for driveway for light and air for the benefit of the owners and occupants of Parcel 1 aforesaid, over and across the South 136 feet of that part of Lot 25 in Block 3 in said Lake Shore Subdivision aforesaid, lying East of the East line of the building on said Lot 25, extended, and as created by easement agreement dated September 15, 1914, and recorded September 15, 1914, as Document Number 5,493,931, made by Alma O. Raithe and Louis B. Raithe, with Luther V. Rice, all in Cook County, Illinois;

which Survey is attached as Exhibit "A" to and a part of the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 1, 1977, and known as Trust Number 40796, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 22, 1980, as Document Number 2571447, together with an undivided 16-2/3 percent interest in the Common Elements as set forth in said Declaration (excepting from said Parcel the property and space comprising all the Units as defined in said Declaration and Survey), in Cook County, Illinois.

Grantor also hereby grants to Grantee, his heirs 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 said 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.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements including any easements established by or implied from the Declaration of Condominium and amendments thereto, if any, and road and highways, if any; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership and all amendments thereto; party wall rights and agreements; general taxes for the year 1981 and subsequent years; installments due after date of closing of assessments established pursuant to the Declaration of Condominium Ownership; limitations and conditions imposed by the Condominium Property Act of Illinois; Chapter 100.2 of the Municipal Code of Chicago; acts done or suffered by purchaser; rights of the adjoining owners to the concurrent use of the easements.

This Trustee's Deed is further subject to all rights, easements, restrictions, encroachments, conditions, covenants, 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 THE UNIT, AS 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.

26127934

**END OF RECORDED DOCUMENT**