

TRUSTEE'S DEED

1982 MAY 27 AM 10 23

26242903

(The Above Space For Recorder's Use Only)

JMX 5-21-82

10.20

GRANTOR First State Bank & Trust Company of Park Ridge, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 17th day of August 1981 and known as Trust Number 1229, for and in consideration of the sum of TEN AND NO/100

(\$ 10.00 and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto ELLEN BETH RITMAN, A SPINSTER

of 509 West Deming in the City of Chicago, County of Cook, State of Illinois

the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

Unit 2835-3 together with an undivided 7.5 percent interest in the common elements, in the Surf and Pine Grove Condominium as delineated and defined in the Declaration recorded as Document No. 26201510 and as amended in the North West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Grantor also hereby grants to the Grantee, their 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 aforementioned 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 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 of said Declaration were recited and stipulated at length herein.

Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration; of Condominium and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes not yet due and payable; (j) installments due after the date of closing for assessments established pursuant to the Declaration of Condominium; and (k) encroachments over which title endorsements are provided insuring Purchaser from loss.

The tenant of the unit conveyed hereby either waived or failed to exercise the right of first refusal or had no right of first refusal or is the Purchaser of said unit.

26242903

Property of Cook County

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAY 130 0112

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP MAY -82 32.50

TO HAVE AND TO HOLD the afordescribed property forever, as joint tenants... This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject however to the liens of all trust deeds and mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind pending litigation, if any, affecting the said real estate, building lines, building, liquor and other restrictions of record, any party-walk, party-walk-right-and-party-walk-agreements, if any, existing and building laws and ordinances, mechanics' lien claim, if any, encumbrances of record, if any, and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice-President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice-President) (Trust Officer) this 28th day of April, 1982.

First State Bank & Trust Company of Park Ridge as Trustee, as aforesaid, and me personally. By: [Signature] Its (Executive) (Assistant) (Vice-President) (Trust Officer) ATTEST: By: [Signature] (Executive) (Assistant) (Vice-President) (Trust Officer)

STATE OF ILLINOIS ) COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) of First State Bank & Trust Company of Park Ridge, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (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 Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice-President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice-President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice-President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of April, 1982.

[Signature] Notary Public

My Commission Expires: February 23, 1985

10.00 MAIL

MAIL TO: WILLIAM SCHAEFER (Name) 6300 Sears Tower (Address) Chicago, Illinois 60606 (City, State and Zip)

DOCUMENT PREPARED BY: JOHN J. POKORNY, ESQ. 1788 W. Madison - 14th Flr., Chicago, IL 60602 (Address)

OR RECORDER'S OFFICE BOX NO

ADDRESS OF PROPERTY: 2835 Pinegrove - Unit 2835-3

FORM SBF 215 (Rev. 3/76)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

COOK COUNTY CLERK OF RECORDS AFFIX "RIDERS" OR REVENUE STAMPS HERE 26242903

END OF RECORDED DOCUMENT