

UNOFFICIAL COPY

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TRUSTEE'S DEED

Richard H. Olson
RECORDER OF DEEDS

1982 AUG 13 AM 11:35

26320630

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this 23rd day of July, 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 first day of August, 1979, and known as Trust Number 47326 party of the first part, and Gerald Beckerman, 1505 Fairway, Lisle,

Illinois, 60532

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 parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: described on Exhibit A attached hereto and made a part hereof.

together with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the heirs or use, benefit and behoof, forever, of said party of the second part,

subject to those matters described on Exhibit A aforesaid.

10.00

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 and the provisions of said Trust Agreement, above mentioned, and of every other power and authority therunto enabling. This deed is made subject to the liens 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 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, as aforesaid, and not personally.



By [Signature] TRUST OFFICER VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

THIS INSTRUMENT
PREPARED BY

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named TRUST OFFICER, 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 TRUST OFFICER, 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 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, [Signature]

AUG 10 1982

Date

Notary Public

DEVELOPER INSTRUCTIONS
NAME: G. SANG
STREET: ADAMS STREET
CITY: CHICAGO, IL 60603

OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
Unit 2-A, 725-29 W. Waveland
Chicago, Illinois

RECORDER'S OFFICE BOX NUMBER BOX 533

LATER DATE DLW 1/19/75 UNIT 1

CANCELLED
AUG 13 1982

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52 29

COOK COUNTY
CLERK OF DEEDS

6726

269.00

CHICAGO, ILLINOIS

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Exhibit A to Trustee's Deed from American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 47326 to Gerald Beckerman

Unit No. 2-A as delineated upon survey of the following described property ("Property"):

Parcel 1: The West 24 feet of Sublot 4 and the Easterly 48.85 feet of Sublot 5 and a 10 foot former alley South and adjoining said premises in Jordens and Gindells Subdivision of Lots 1, 2, 13 and 14 in Block 8 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove, a Subdivision of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; and also

Parcel 2: Lot A (except the Westerly 126.71 feet of the Northerly 60 feet thereof) in Wilhelmine Teves Consolidation of the Westerly 1.15 feet of Sublot 5 and a 10 foot former alley South and adjoining said Westerly 1.15 feet of Sublot 5, a 10 foot former alley South and adjoining Sublot 6 and all of Sublot 6 and the North 60 feet of Subdivision Lots 7 and 8 in Jordens and Gindells Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove, a Subdivision in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit A to Declaration of Condominium Ownership for the Waveland Quadrangle Condominium made by party of the first part, recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 25933785; together with its undivided interest in the Common Elements together with the tenements and appurtenances thereunto belonging.

Party of the first part also hereby grants to the party of the second part, his successors and assigns, as rights and easements appurtenant to the above described Property, the rights and easements for the benefit of said Property set forth in the Declaration of Condominium Ownership, 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining Property.

This 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 Unit conveyed hereby is conveyed subject to:

- (a) the Condominium Property Act of the State of Illinois;
- (b) the Declaration of Condominium Ownership aforesaid;
- (c) the Plat attached to the Declaration aforesaid;
- (d) current real estate taxes not yet due and payable;
- (e) zoning and building laws and ordinances;
- ~~(f) roads and highways;~~
- ~~(g) covenants, conditions, restrictions, easements and building lines of record;~~
- ~~(h) encroachments, if any;~~
- (i) the lien of additional taxes which may be assessed by reason of the improvements on the Property; and
- (j) acts done, suffered or created by party of the second part or any party claiming by, through or under him.

26 320 630
Cook County Clerk's Office

END OF RECORDED DOCUMENT