

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
PUBLIC RECORDS DEPARTMENT

Sidney H. Olson
RECORDER OF DEEDS

26 331 991

1982 AUG 25 PM 12:57

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Form 2591

Joint Tenancy

The above space for recorders use only

Loop - PH 12 168903 18 B AZ

THIS INDENTURE, made this 28th day of June, 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 2nd day of January, 1981, and known as Trust Number 47938 party of the first part, and RICHARD M. FELDMAN and ROBERTA M. FELDMAN, his wife, of 164 Bingham Ave., Rumson, New Jersey 07760, parties 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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NO. 11430
109.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
38.00

COOK COUNTY, ILLINOIS
C.O. NO. 116
388
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
109.50

together with the tenements and appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 thereto 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 _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

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 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 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, Date 7-6-82
Glenn J. Scudler Notary Public

NAME: RAYMOND J. BEMRENDT
STREET: 3 FIRST NAT'L PLAZA
CITY: SUITE 3700 CHRYSL. 6602
INSTRUCTIONS: OR 15
RECORDER'S OFFICE BOX NUMBER: 15

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Condominium Unit B
1907 North Cleveland Avenue
Chicago, Illinois 60614

10.00

26 331 991

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF TRUSTEE'S DEED DATED JUNE 28, 1982, BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1981, AND KNOWN AS TRUST NUMBER 47938, PARTY OF THE FIRST PART, AND RICHARD M. FELDMAN and ROBERTA M. FELDMAN, his wife, as joint tenants, PARTY(S) OF THE SECOND PART, CONVEYING THE REAL ESTATE COMMONLY KNOWN AS CONDOMINIUM UNIT B, THE 1907 NORTH CLEVELAND AVENUE CONDOMINIUM, CHICAGO, ILLINOIS

Unit B as delineated on the Survey of the following described Parcel: Lots 78 and 79 in Block 40 in Canal Trustees' Subdivision of Section 33, Town 40 North, Range 14, East of the Third Principal Meridian, 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 January 2, 1981, and known as Trust Number 47938, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on April 27, 1982, as Document Number 26 212,968, together with an undivided 25.19 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, her 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: general real estate taxes for the year 19 81 and subsequent years; special taxes or assessments for improvements not yet completed; limitations and conditions imposed by the Illinois Condominium Property Act; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership and amendments thereto, if any; applicable zoning, building laws and ordinances; covenants, conditions, declarations, restrictions and building lines of record; encroachments as shown on the plat of survey attached as Exhibit "A" to the Declaration of Condominium Ownership and amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereof, if any; party wall rights and agreements; installments due after closing for assessments established pursuant to the Declaration of Condominium Ownership; covenants, conditions and restrictions contained in a Deed recorded as document 20843450 relating, among other things, to the restrictive uses as set forth in the Urban Renewal Plan and Amendments thereto as adopted by the City Council of The City of Chicago recorded as Document 20107662; terms, provisions and conditions of the Covenant to the City of Chicago recorded as Document 24582827 pertaining to maintenance of sewer and water lines and providing that no structure erected on the land shall be sold as separate dwelling units except as individual condominium units; terms, provisions, conditions and limitations of the Lincoln Park Urban Renewal Project recorded as Document 20107662; acts done or suffered by purchaser or anyone claiming by, through or under Purchaser.

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.

THAT 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

26 (33) 991
Office