

UNOFFICIAL COPY

26373006

TRUSTEE'S DEED

2 OCT 6 11 9 45

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

UWA 5046071

THIS INDENTURE, made this 6th day of August, 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 5th day of September, 1979, and known as Trust Number 47681 party of the first part, and Donna Alford divorced and not since remarried party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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:

Unit 718 in the Boardwalk Condominium as delineated on the Plat of Survey of the following described parcel of real estate: Lots 1, 2, 3, 11, 12, 13, 14, 15 and 16 in C. U. Gordon's Addition to Chicago, said Addition being a Subdivision of Lots 5, 6, 23 and 24 and that part of the vacated streets between said Lots in School Trustee's Subdivision of fractional Section 16, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit C to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25120512, together with an undivided 0.1308 interest in the Common Elements and the right to the exclusive use and possession as a limited Common Element of Parking Space No. 41.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the heirs, assigns, heirs and lawful assigns of said party of the second part. Subject to the exceptions listed on the reverse side hereof.

26373006



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 laws 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 hereunto 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/or personally.

By [Signature] VICE PRESIDENT
 Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS, COUNTY OF COOK } SS

THIS INSTRUMENT PREPARED BY

Harvey K. Rosenblum
City of Chicago Corp.
4343 N. Clarendon Ave.
Chicago, IL 60613

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, 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 as their 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, 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]



NAME Donna Alford
 STREET 1620 Cleveland Street
 CITY Evanston, Illinois 60602

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 718 4343 N. Clarendon Ave
Chicago, Illinois 60613

OR INSTRUCTIONS
 RECORDER'S OFFICE BOX NUMBER

This space for affixing taxes and revenue stamps

16.50

Document Number

26373006

UNOFFICIAL COPY

This deed is subject to:

(a) General real estate taxes not due and payable at the time of closing, (b) the Act and the Municipal Code, (c) the condominium documents, including all amendments and exhibits thereto, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions and restrictions of record, (f) private, public and utility easements, (g) encroachments, overlaps, and boundary line disputes, (h) building setback line of 30 feet (from the north line of Lots 1, 2 and 3) as established by document recorded June 20, 1892, as Document No. 1687230, and as contained in subsequent deeds recorded as Documents No. 3114458, 3114456 and 1917801 (affects Lots 1, 2 and 3), (i) building setback line of 25 feet (from the south line of Lots 11 to 16, both inclusive) as shown on the plat of subdivision (affects Lots 11 to 16), (j) violation of the building setback lines noted at items (h) and (i) above by the building over the 30 foot line, noted at (h) above, a distance of approximately 20 feet 5 inches and over the 25 foot line, noted at (i) above, a distance which varies from approximately 15 feet at the southwest corner of the building to approximately 16 feet at the southeast corner of said building, (k) rights of tenant under the existing lease of the purchased unit, if any, (l) recorded and unrecorded leases pertaining to the commercial or common areas of the building, and all rights thereunder of, and all acts done or suffered by the lessees thereunder or any party claiming by, through or under said lessees thereunder, (m) rights, if any, of persons providing private television services, (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and (o) any other matters which shall be insured over by the title insurer. (p) rights of tenant under the existing lease of the Parking Space, if any

26373006

END OF RECORDED DOCUMENT