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GEORGE E. COLE
LEGAL FORMS

NO. 970
April, 1980

TRUSTEE'S DEED (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

27400772

THIS INDENTURE, made this 4th day of January,
1985, between Philip Rootberg and Robert Novak

* * * *
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SALES
ROOM
NEW UNIT

as trustee s under The Ruth Arkiss Revocable
Trust

dated the 10th day of August, 1979, grantors, and
Parry Lee Balbes
1030 North State Street
Chicago, Illinois
(NAME AND ADDRESS OF GRANTEE)

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 1985
PA 11156
450.00

(The Above Space For Recorder's Use Only)

grantee s, WITNESSETH, That grantor s, in consideration of
the sum of Ten and no/100

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the
grantors as said trustee s and of every other power and authority the grantors hereunto enabling, do
s hereby convey and quitclaim unto the grantee s, in fee simple, the following described real estate
situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 403 TOGETHER WITH ITS UNDIVIDED .1881 PERCENT INTEREST IN THE
COMMON ELEMENTS IN NEBBERRY PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN
THE DECLARATION RECORDED AS DOCUMENT NO. 25773994, BEING IN THE EAST 1/2 OF
THE SOUTHEAST 1/4 OF SECTION 4, AND THE SOUTH FRACTIONAL 1/4 OF SECTION 3,
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET
FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT ("OPERATING AGREEMENT")
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS
DOCUMENT NO. 25773375 FOR THE PURPOSE OF INGRESS AND EGRESS.

(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 ease-
ments established by or implied from the Declaration of Condominium or amendments
thereto, if any, and roads and highways, if any; (d) party wall rights and agree-
ments, 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) mortgage or trust deed specified below, if any; (j) general taxes for the
year 1983-84 and subsequent years; (k) installments due after the date of closing
assessments established pursuant to the Declaration of Condominium and to IL Condo
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantors, as trustee s as aforesaid, have hereunto set their
hand s and seal s the day and year first above written.

Robert Novak (SEAL)
as trustee as aforesaid

Philip Rootberg (SEAL)
as trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that Philip Rootberg and Robert Novak
as Trustees aforesaid

IMPRESS SEAL HERE personally known to me to be the same persons whose names are
subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that they signed, sealed and delivered the said instrument as
their free and voluntary act as such trustees, for the uses and purposes therein
set forth.

Given under my hand and official seal, this 4th day of January 1985
Commission expires June 24 1988 Kathleen G. Stalder
NOTARY PUBLIC

This instrument was prepared by Valerie B. Jarrett, Sonnenschein Carlin Nath &
Rosenthal, 8000 Sears Tower, Chicago, IL. 60606
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
1030 North State Street
Chicago, Illinois

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

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {
(Name)
(Address)
(State and Zip)

OR RECORDER'S OFFICE BOX 361

STATE OF ILLINOIS
RECORDER OF DEEDS
COOK COUNTY
27400772

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11.

Property of Cook County Clerk's Office

27400772

1.00

TRUSTEE'S DEED

ROOTBERG AND NOVAK

As TrusteeS

TO

BALBES

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT