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TRUSTEE'S DEED

27527417

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 18th day of April, 1985, 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 a 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 1st day of September, 1978, and known as Trust Number 43496 party of the first part, and Donald Leeming and Eileen Leeming, his wife, 1646 N. Larrabee Ave., Chicago, IL

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:

PARCEL 1:  
PARCEL 1646 IN SEVILLE ROW TOWNHOMES, BEING LEGALLY DESCRIBED AS:  
THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND TAKEN AS A TRACT:  
LOT 27 (EXCEPT THE NORTH 15.76 FEET) AND ALL OF LOT 43 IN ERPELDING'S  
SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3, AND 4 (EXCEPT THE SOUTH 82  
FEET OF THE EAST 100 FEET THEREOF) IN BLOCK 1 OF SHEFFIELD'S ADDITION  
TO CHICAGO IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN: THE

SOUTH 82 FEET OF THE EAST 100 FEET OF LOT 4 IN BLOCK 1 OF SHEFFIELD'S  
ADDITION TO CHICAGO, AFORESAID, LOT 1 AND PART OF LOT 2 IN THE  
SUBDIVISION OF THE NORTH 220 FEET OF LOT 5 IN BLOCK 1 IN SHEFFIELD'S  
ADDITION TO CHICAGO, AFORESAID, PART OF THE VACATED NORTH-SOUTH ALLEY,  
VACATED BY ORDINANCE PASSED DECEMBER 8, 1977 AND RECORDED FEBRUARY 10,  
1978 AS DOCUMENT NUMBER 24321606, WHICH LIES WEST OF AND ADJOINING SAID  
LOTS 1 AND 2 IN THE SUBDIVISION OF THE NORTH 220 FEET OF LOT 5 IN BLOCK  
1 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID; SAID TRACT OF LAND  
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF  
NORTH LARRABEE STREET 16.80 FEET NORTH OF ITS INTERSECTION WITH THE  
WESTERLY EXTENSION OF THE SOUTH LINE OF WEST EUGENIE STREET; THENCE  
SOUTH ALONG THE WEST LINE OF NORTH LARRABEE STREET, 48.85 FEET; THENCE  
WEST, AT 90 DEGREES TO THE LAST DESCRIBED COURSE, 44.60 FEET; THENCE  
NORTH, AT 90 DEGREES TO THE LAST DESCRIBED COURSE, 49.03 FEET; THENCE  
EAST 44.60 FEET, TO THE POINT OF BEGINNING; ALSO: THAT PART OF THE  
FOLLOWING DESCRIBED PARCELS OF LAND TAKEN AS A TRACT: LOT 27 (EXCEPT  
THE NORTH 15.76 FEET) AND ALL OF LOT 43 IN ERPELDING'S SUBDIVISION OF  
THE EAST 1/2 OF LOTS 2, 3 AND 4 (EXCEPT THE SOUTH 82 FEET OF THE EAST  
100 FEET THEREOF) IN BLOCK 1 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE  
WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE SOUTH 82 FEET OF THE EAST  
100 FEET OF LOT 4 IN BLOCK 1 OF SHEFFIELD'S ADDITION TO CHICAGO,  
AFORESAID; LOT 1 AND PART OF LOT 2 IN THE SUBDIVISION OF THE NORTH 220  
FEET OF LOT 5 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;  
PART OF THE VACATED NORTH-SOUTH ALLEY, VACATED BY ORDINANCE PASSED  
DECEMBER 8, 1977 AND RECORDED FEBRUARY 10, 1978 AS DOCUMENT 24321606,  
WHICH LIES WEST OF AND ADJOINING SAID LOTS 1 AND 2 IN THE SUBDIVISION  
OF THE NORTH 220 FEET OF LOT 5 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO  
CHICAGO, AFORESAID; SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING ON THE WEST LINE OF NORTH LARRABEE STREET, 16.80  
FEET NORTH OF ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH  
LINE OF WEST EUGENIE STREET; THENCE WEST, ALONG A LINE FORMING AN  
INTERIOR ANGLE OF 90 DEGREES, 14 MINUTES, 11 SECONDS WITH THE WEST LINE  
OF NORTH LARRABEE STREET, 65.88 FEET, TO THE POINT OF BEGINNING OF THE  
LAND HEREON DESCRIBED; THENCE SOUTH AT 90 DEGREES TO THE LAST DESCRIBED  
COURSE, 11.30 FEET; THENCE WEST, AT 90 DEGREES TO THE LAST DESCRIBED  
COURSE, 24.27 FEET; THENCE NORTH, AT 90 DEGREES TO THE LAST DESCRIBED  
COURSE, 11.30 FEET; THENCE EAST, AT 90 DEGREES TO THE LAST DESCRIBED  
COURSE, 24.27 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

EASEMENT PARCEL:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1646 AS SET FORTH  
IN THE DECLARATION OF EASEMENTS, DATED JANUARY 1, 1985 AND RECORDED  
APRIL 17, 1985 AS DOCUMENT 27515405 AND FILED APRIL 17, 1985 AS  
DOCUMENT LR 3430579 AND AS CREATED BY DEED FROM \_\_\_\_\_,  
DATED \_\_\_\_\_ AND RECORDED \_\_\_\_\_ AS DOCUMENT AND  
FILED \_\_\_\_\_ AS DOCUMENT LR \_\_\_\_\_, FOR INGRESS AND EGRESS, IN COOK  
COUNTY, ILLINOIS.

Stamps affixed to 3432418

321

27527417

Office

UNOFFICIAL COPY

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69-95-321

Property of Cook County Clerk's Office

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See Attached

This space for affixing riders and revenue stamps

Transfer Stamps affixed to 34324/8

2752711, Payment Number

together with the tenements and appurtenances thereunto 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 thereunto 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] VICE PRESIDENT  
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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.

This instrument prepared by: **C.S. Rudnick**  
**American National Bank and Trust Company**  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal,

Date 4/22/85

[Signature]  
Notary Public

MY COMMISSION EXPIRES JUNE 27, 1988

D E L I V E R Y INSTRUCTIONS  
NAME Robert K. Kelly  
STREET 6049 W. Belmont  
CITY Chicago, Ill. 60634  
OR  
RECORDER'S OFFICE BOX NUMBER 333

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

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APR 26 1985 58757 27527417 A - REC 12.00

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END OF RECORDED DOCUMENT