

THIS INDENTURE made this <u>C</u> day of <u>March</u>, 1984 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a cor poration 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 cricertain Trust Agreement, dated the 12th day of January, 1981, and known as Trust Number 51748, party of the first part, and KATHLEEN V. LEWIS, divorced and not since remarried, and her son SLATER D. LEWIS, a parties of the second part.

WITNE CLIH, that said party of the first part, in consideration of the sum of Tr. and No/100ths (\$10.00) Dollars, and other good and covaluable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part,* the following described realestate, situated in Cook County, Illinois, to-wit: *as joint tenants and hot as tenants in common

in bolal South Condominium as delineated on a survey of 0 9 5 the following describe! real estate: The Southerly 1/2 of Lot 118 and the Northerly 1/2 of Lot (20 ir Division 1 of Westfall's Subdivision of 208 acres being the East 1/2 of the South West 1/4 and the South East fractional 1/4 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, also Loss 6 to 30 in the Subdivision of Lots 119 and 121 to 124 in Division 1 of Westfall's Subdivision aforesaid, in Carlo Control Illinois, which provests attached as Exhibit "A" to the Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Josument #25852677 and as amended by Document #26081625 together with its unlivided percentage interest in the Common Elements

together with the tenements and appurtenances he counto belonging.

TO HAVE AND TO HOLD the same unto said part ie of the second part, and to the proper use, benefit and behoof, forevel, of said parties of the second part.

Subject to 1983 and subsequent years real estate taxes and covenants and conditions of record and those exceptions show an Exhibit A attached hereto and made a part hereof.

first part also hereby grants to parties second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, 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.

This Deed is subject to all rights, easements, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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.

COOK COUNTY ILLINOIS FILED FOR RECORD 1985 APR - AM 12: 21

Sidney N. Wiens RECORDER OF LEEDS

27033324

UNDEFICIAL COPY

There is no tenant in the unit.

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:

Here President

ATTEST:

Assistant Secretary

(CORP SEAL)

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named. MICHAEL WINDLAW 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 esons whose names are subscribed to the foregoing instrument as such.

Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed an ablivered 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 custodie of the corporate seal of said National Banking Association to be afficed 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, this day

MAR 2 @ 1984 , 19 ...

My Commission Expires:

THIS INSTRUMENT PREPARED BY: Ann Duker McDermott, Will & Emery 111 West Monroe Street Chicago, Illinois 60603

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

11-20-84

Unit No. <u>508</u> 7854 South Shore Drive Chicago, Illinois 60649 GRANTEE'S ADDRESS:
7337 South Shore Dr., Apt. 702
Chicago, Illinois

DELIVER DEED TO:	. ^	
Kathleen V. Lewis, Unit 70	<u></u>	6064
OR RECORDER'S BOX NUMBER		Ē

055 524

LINOFFICIAL COPY

EXHIBIT A

ENCROACHMENT OF CONCRETE WALL LOCATED MAINLY ON THE NORTHERLY LINE OF THE LAND (JUST NORTHERLY OF PARKING SPACE) OVER UNTO THE LAND NORTH AND ADJOINING ABOUT 0.12 FEET AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY ORDER NO. 80105 DATED IN DECEMBER 1980.

ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND OVER ON THE LAND SOUTHEASTERLY AND ADJOINING BY 0.26 FEET AND VARYING TO 0.0 FEET AS SHOWN ON SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25852677.

EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND ON EXHIBIT

TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE
LATD AND OTHER PROCERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER
WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE
COMMONWARD COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY
RECORDER JUNE 11, 1980 AS DOCUMENT 21181354.

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