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139006a

69-511-14

TRUSTEE'S DEED

27107330

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 2nd day of May, 1984, 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 17th day of February, 1983, and known as Trust Number 56876 party of the first part, and Charles H. Wilson and Evelyn M. Wilson, his wife, 520 Judson, Evanston, IL 60202

, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & 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:

EXHIBIT A

LEGAL DESCRIPTION

27107330

Unit 201 in 1776 Condominium, as delineated on a Plat of Survey of the real estate legally described as

Lots 1, 2, 3, 23, 24, 25, 26 and the west 7 feet of Lot 22 in E. W. Zander and Company's Subdivision of Lots 11, 12 and 13 (except the west 36 feet thereof) in Block 3 in Andersonville in the North East 1/4 of the South East 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

which Plat is attached as Exhibit A to the Declaration of Condominium for 1776 Condominium made by American National Bank and Trust Company of Chicago, not individually but solely as Trustee under Trust Agreement dated February 17, 1983, and known as Trust No. 56876, which Declaration is recorded as Document No. 27090926 in the Office of the Recorder of Deeds of Cook County, Illinois, and filed as Document No. LR 3571422 in the Office of the Registrar of Titles of Cook County, Illinois, together with its undivided percentage interest in the Common Elements of such Condominium.

The party of the first part, as grantor, also hereby grants to the party or parties of the second part, as grantee, its 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 property set forth in the Declaration of Condominium Ownership, aforesaid, and grantor 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, covenants, conditions, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant, if any, of the aforesaid Unit either waived or failed to exercise the right of first refusal to purchase such Unit or had no right of first refusal to purchase such Unit, pursuant to Section 30 of the Illinois Condominium Property Act.

his transaction exempt under provisions of the Cook County Transfer Tax Ordinance.

5/16/84

Date

Attorney

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

See Exhibit A attached hereto - Unit 201.

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 it 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, of the first part, and heretofore.



By \_\_\_\_\_ VICE PRESIDENT

Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

This instrument prepared by: **Suzanne G. Baker**  
American National Bank  
and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

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 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 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 uses and purposes therein set forth; and the corporate seal of said National Banking Association caused said Assistant Secretary, as custodian of 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,

*Ruth Pappalardo* Date

5/15/84

Notary Public

This space for affixing riders and revenue stamps  
This transaction is exempt under provisions of Paragraph (e), Section 4, of the Real Estate Transfer Tax Act.

Date 5/16/84

Attorney *J. K. Kuth*

Document Number

107330

DELIVERY INSTRUCTIONS  
NAME *Keller & Caff*  
STREET *one, IBM Plaza*  
CITY *Chicago, Ill. 60611*  
*Attn: Jeffrey Kuth*  
OR  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
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END OF RECORDED DOCUMENT