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TRUSTEE'S DEED

27107353

Form 2459 Rev. 5-77

Individual

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 Martin Puryear, 2350 North Clybourn Avenue, Chicago, IL 60614 party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto Unit 306.

EXHIBIT A

LEGAL DESCRIPTION

Unit 306 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 66 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. 3371492 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.

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

5/16/84 Date

[Signature] Attorney

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together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

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 hereunto enabling. This deed is made subject to the liens of all trust deeds and 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 the same 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 _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, } SS.
COUNTY OF COOK

THIS INSTRUMENT
PREPARED BY
Suzanne G. Baker
AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

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 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.

Given under my hand and Notary Seal, Robert J. Popadob Date 5/15/84

Notary Public

This space for affixing stickers 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
Cook County Clerk's Office

Document Number
27107353

DELIVERY INSTRUCTIONS
NAME MARTIN FURYEAR #306
STREET 1776 W. WINNEMAC AVE.
CITY CHICAGO IL. 60640
RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1776 W. Winnemac St
Chicago, Ill 60640

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27107353 A - REC 11.00

30 MAY 84 3:41

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END OF RECORDED DOCUMENT