

UNOFFICIAL COPY

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27 252 024

11.00

COOK CC. NO. 016 2 4 0 6 1 0

TRUSTEE'S DEED

THIS INDENTURE made this 27th day of August, 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 12th day of January, 1981, and known as Trust Number 51748, party of the first part, and Joyce C. Johnson, an unmarried woman party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 307 in Moral South Condominium as delineated on a survey of the following described real estate: The Southerly 1/2 of Lot 118 and the Northerly 1/2 of Lot 120 in 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 3, Township 38 North, Range 15, East of the Third Principal Meridian, also Lots 26 to 30 in the Subdivision of Lots 119 and 121 to 124 in Division 1 of Westfall's Subdivision aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document #25852677 and as amended by Document #26081625 together with an undivided percentage interest in the Common Elements

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.

Subject to 1984 and subsequent years real estate taxes and covenants and conditions of record and those exceptions shown on Exhibit A attached hereto and made a part hereof.

Party of the first part also hereby grants to party of the second part, her 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, restrictions, 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.

Property of
9-13-84
L.G.W.
DB.
1416095
68-57-784-

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
17.50
107454
Cook County
REAL ESTATE TRANSFER TAX
17.50
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
175.00
27 252 024
175.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1984 SEP 13 AM 11:09

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~~The tenant of the unit (waived) (failed to exercise) the right of first refusal and option to purchase. Or is the part of the second part hereunder. 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

(CORP SEAL)

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 [Name] 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 [Name] 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 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.

27 252 02A

Given under my hand and Notary Seal, this day of AUG 27 1984, 19 .

[Signature]
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JANUARY 1, 1986

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

GRANTEE'S ADDRESS:
Joyce C. Johnson
8021 South Kingston
Chicago, Illinois 60649

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

DELIVER DEED TO:
JAMES HARDEMAN
6833 So. Cregier, Chicago, Ill 60649
OR RECORDER'S BOX NUMBER

Unit No. 307
7854 South Shore Drive
Chicago, Illinois 60649

BOX 333

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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 A TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 11, 1980 AS DOCUMENT 21181354.

Property of Cook County Clerk's Office

27 252 024

END OF RECORDED DOCUMENT