

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27-321 705

1984 NOV -2 PM 1:13

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COOK CO. NO. 016

244294

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 21st 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 first day of April, 1981, and known as Trust Number 52376 party of the first part, and SYLVAN R. SHEMITZ, 145 Orange Avenue, West Haven, Connecticut, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100 Dollars, and other good and valuable considerations on 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:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

Subject to the following: (a) Current general real estate taxes for the current year and the previous year not now due; (b) utility easements; (c) easements, covenants, conditions, restrictions and building lines of record and party wall rights and agreements; (d) terms, provisions and conditions of the Declaration and by-laws, including all amendments and exhibits thereto; (e) Illinois Condominium Property Act; (f) existing leases and tenancies; (g) applicable zoning and building laws and ordinances, Evanston and condominium ordinances and other laws and ordinances of record; (h) liens and other matters of title over which the title company is willing to insure.

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, amended, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages on 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 hereunto 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, by [Signature] and [Signature] personally,

By [Signature] VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument prepared by:

Michael D. Butler
400 West Dundee Road
Buffalo Grove, Illinois
60090

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, [Signature] 10.31.84

MY COMMISSION EXPIRES JUNE 28, 1988

Notary Public

DELISTIVER
NAME: Fredi Greenberg
STREET: 1403 Orrington Ave
CITY: Evanston, IL 60201
S.ited 10/30 OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT 506
1516 HINMAN AVENUE
EVANSTON, ILLINOIS 60202

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

BOX 333

STATE OF ILLINOIS
REVENUE TRANSFER TAX
19.50

CANCELLED
Cook County
REVENUE TRANSFER TAX
19.50

27-321 705

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Unit No. 506 ~~and the exclusive and perpetual right to~~
~~use the parking space designated as No. xxxxxxxxxxxxxx~~ as a
limited common element in Hinman House Condominium as delineated
on the survey of the following described parcel of real estate:

Lot 3 and the North 1/2 of Lot 4 in Block 26 in
the Village of Evanston, Section 18, Township 41
North, Range 14, East of the Third Principal
Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of
Condominium Ownership made by American National Bank and Trust
Company of Chicago, as Trustee under Trust Agreement dated
April 1, 1981 and known as Trust No. 52376, and recorded in the
office of Recorder of Deeds of Cook County, Illinois, as
Document No. 26485649, together with its respective
undivided percentage interest in the common elements as set forth
in said Declaration of Condominium Ownership, together with the
amenements and appurtenances thereto belonging.

Party of the first part also grants to party of the second part,
its successors and assigns, as rights and easements appurtenant
to the above conveyed real estate, the rights and easements for
the benefit of said property set forth in said Declaration of
Condominium Ownership and party of the first part reserves to
itself, its successors and assigns, the rights and easements set
forth in said Declaration of Condominium Ownership for the benefit
of the remaining property described therein, and the right to
grant said rights and easements and conveyances and mortgages of
said remaining property.

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

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE
STATUTORY OPTION TO PURCHASE AND THE RIGHT OF FIRST REFUSAL OR
HAD NO STATUTORY RIGHT TO PURCHASE OR THE RIGHT OF FIRST
REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE
UNIT.

One per cent of the purchase price on this Unit will be placed
in an escrow account pursuant to the terms and provisions
set forth in Section 3-104 E of the Evanston (Illinois) Residential
Condominium Ordinance, to assure the Seller's compliance with the
warranties of the Seller set forth in Section 3-104 A-D of
said Ordinance.

27 321 705

END OF RECORDED DOCUMENT