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TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1984 DEC 5 AM 1:44

27 361 012
27361012

COOK
CO. NO. 016
2 4 6 1 8 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 21st day of November, 1984, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 13th day of June, 1906, and known as Trust Number 3000, party of the first part, and DANIEL D. FITZSIMMONS and JOYCE FITZSIMMONS whose address is 904D South May Street, Chicago, Illinois 60607, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations, in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED TO AND MADE A PART HEREOF

12.00

Together with the tenements and appurtenances thereunto 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 pursuant to and in the exercise of the power and authority granted to and vested in a trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *Carollee Catalano* Assistant Vice-President

Attest *Lynnda S. Banie* Assistant Secretary



STATE OF ILLINOIS,)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 Company 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 Company, caused the corporate seal 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal
[Signature] November 23, 1984
Date
Notary Public

DELIVERY INSTRUCTIONS

NAME MR. & MRS. DANIEL D. FITZSIMMONS
STREET 904-D SOUTH MAY STREET
CITY CHICAGO, ILL 60657

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
904D SOUTH MAY STREET
CHICAGO, ILLINOIS 60607

THIS INSTRUMENT WAS PREPARED BY:
THOMAS V. SZYMZYK
111 West Washington Street
Chicago, Illinois 60602

BOX 333

CANCELLED
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
45.00

CANCELLED
Cook County
REAL ESTATE TRANSFER TAX
STAMP DEC-5-84
45.00

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
450.00

DB 1927265-69 78-281

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SEE ATTACHED

Parcel #1.

THE SOUTH 32.0 FEET OF THE NORTH 38.33 FEET OF THE WEST 20.42 FEET OF THE EAST 150.96 FEET OF LOTS 5, 8, 9, 12, 13, 16, 17, 20 AND 21 (EXCEPT THE SOUTH 6.0 FEET OF LOT 21 AND EXCEPT THE EAST 13.0 FEET OF THE SOUTH 22.0 FEET OF LOT 13 AND EXCEPT THE EAST 13.0 FEET OF SAID LOTS 16 AND 17) ALSO THE EAST 1/2 OF VACATED SOUTH NORTON STREET LYING WEST OF AND ADJOINING AFORESAID LOTS ALL IN M. LAFIN'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel #2

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PARCEL OF REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARDEN COURTS DATED OCTOBER 12, 1976, AND RECORDED OCTOBER 25, 1976, AS DOCUMENT 23685725, AS SUPPLEMENTED FROM TIME TO TIME. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION. THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENTS SET FORTH AS COVENANTS RUNNING WITH THE LAND. ALSO SUBJECT TO 1983 REAL ESTATE TAXES AND COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

MORTGAGORS ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AS THROUGH THE PROVISIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS RIDER IS ATTACHED TO AND MADE A PART OF THIS MORTGAGE DATED 11/20/84

27 361-0127

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RIDER

TRUST NO. 3000

LEGAL DESCRIPTION

PART A

("A") The following described property taken as a tract; Lots 5-8-9-12-13-16-17-20 and 21 (except the South 6.0 feet of Lot 21 and except the East 13.0 feet of the South 22.0 feet of Lot 13 and except the East 13.0 feet of said Lots 16 and 17) also the East 1/2 of vacated Norton Street, lying West of and adjoining aforementioned Lots, all in M. Lavin's Subdivision of Block 16 in Canal Trustees Subdivision of the South East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PART B

The South 32.0 feet of the North 38.33 feet of the West 20.42 feet of the East 150.96 feet of Lots 5, 8, 9, 12, 13, 16, 17, 20 and 21 (except the South 6.0 feet of Lot 21 and except the East 13.0 feet of said Lots 16 and 17) also the East 1/2 of vacated South Norton Street lying West of and adjoining aforesaid Lots all in M. Lavin's Subdivision of Block 16 in Canal Trustees Subdivision of the South East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

27 361 012

END OF RECORDED DOCUMENT