1995 JUL -3 PH 12055 0 8 85 018 841 123 85 088 143 TRUSTEE'S DEED The above space for tecorders use only 30th April , 19 85 , between, THIS INDENTURE, made this 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 , 13 81 , and known as Trust Number 52376 party of the first part, and PHILLIP BAUGHER and ELLEN JANE BAUGHER, his wife, 1516 Hinman Avenue, Evanston, Illinois, parties of the second part. 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: 0 LEGAL ATTACHED HERETO AND MADE A PART HEREOF: halum 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, coverants, 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 Let; (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.
*CONSIDERATION FOR PANKING SPACE ONLY; PREVIOUS CONSIDERATION AFFIXED FOR UNIT AS DOC# 26-672-671 NO. 501 RECORDED TO HAVE AND TO HOLD the same unto said on the second part, forever, not in tenutry in common, but in total fenuncy PERMANENT INDEX NUMBER: 11-15-108-006 THIS DOCUMENT PREPARED BY: MICHAEL D. BATLER 400 West Dundee Road Buffalo Grove, Illinois 60090 IN WITNESS WRIPPEOF, edid party of the birst part has caused its corporate seal to be herein offer a annual months by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Vice Presidents and attested by its Assistant AMERICAN NATIONAL BALK AND THUST the undersigned, or I-stary Public in and for the Ocunty and State has gover named.

PAL PALIX AND TRUST COMPANY OF CHICAGO, A Rationally known to the 1c be the same persons whose names are subscriptly in person and or nowledged that they signed and delivered it. STATE OF ILLINOIS (55 This instrument prepared Michael D. Batler 400 West Dundee Road al Peper Salar Don 5/8/85 Buffelo Grove, Illinois 60090



D MANE Whillip BaugherrE STREET 1516 Hindren Avenue
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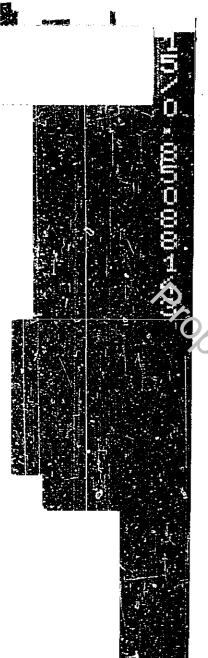
FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT 501 & Parking Space G-39
1516 HINMAN AVENUE

EVANSTON, ILLINOIS 60202

INSTRUCTIONS RECORDER'S OFFICE PAR 333

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UNOFFICIAL COPY

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Unit No. 501 and the exclusive and perpetual right to use the Parking Space designated as No. G-39, 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 Cock 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 Nc. 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 tenements 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, covariants and reservations contained in said Declarate of Condominium Comership the same as though provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

THE TENANT OF THE UNIT FITHER WAIVED OR FAILED TO EXERCISE THE STATUTORY OPTION TO PURCHASE AND THE RIGHT OF FIRST REFUSAL OR HAD NO STATUTORY RIGHT TO FURCHASE 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 E anston (Illinois) Residential Condominium Ordinance, to assure the Caller's compliance with the warranties of the Seller set forth in Section 3-104 A-D of said Ordinance.

