

UNOFFICIAL COPY

85 200 798

Apartment Condominium

THIS INDENTURE, Made this 4th day of September A. D. 1985 between LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated 26th day of October 19 81 and known as Trust Number 104467, Grantor, and Patricia L. Ashley

Grantee.

(Address of Grantee(s): 151 N. Michigan Avenue, #2819 Chicago, Illinois 60601

12.00

WITNESSETH, that said Grantor, in consideration of the sum of Ten and no/100----- Dollars, (\$ 10.00) and other good and valuable

considerations in hand paid, does hereby grant, sell and convey unto said Grantee, the following described real estate, situated in Cook County, Illinois,

As legally described in Exhibit "A" attached hereto and, made a part hereof, and commonly known as Unit #810, at the 801 South Plymouth Court Apartment Condominium, Chicago, Illinois.

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

COOK CO. ILL. 233867 STATE OF ILLINOIS REAL ESTATE DEPARTMENT

COOK COUNTY REAL ESTATE TRANSACTION TAX 1985 36.25

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 362.50

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said 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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor 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.

ATTEST: LaSalle National Bank as Trustee as aforesaid. By Patricia L. Ashley Assistant Vice President

This instrument was prepared by: James L. Marovitz One First National Plaza Chicago, Illinois 60603

La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690

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Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

Handwritten:
Frank E. Gardner
600 P. D. Nelson
600 P. D. Nelson
Box 333 JH

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690
808-A AP 16 741

862 002 58

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Property of Cook County Clerk's Office

Assistant Secretary thereof, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Secretary, Vice President and Assistant Secretary respectively, appeared before me this day of September 1985, and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument; as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

in the State aforesaid, DO HEREBY CERTIFY that
JOSEPH W. LARG
a Notary Public in and for said County.

STATE OF ILLINOIS
COUNTY OF COOK

Given under my hand and Notarial Seal this 10th day of September A. D. 1985
NOTARY PUBLIC
Joseph W. LARG

The Commission Expires on 6-11-88

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EXHIBIT A

Unit #810 in the 801 South Plymouth Court Apartment Condominium, as delineated by a survey of the following described real estate:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached as Exhibit "A-2" to the Declaration of Condominium recorded as Document 26826100 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, 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, 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 and the right to grant easements and easements in conveyances and mortgages of said remaining property.

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.

Also subject to: The Condominium Property Act; the Declaration of Condominium Ownership; the Plat of Survey; current real estate taxes not yet due and payable; laws and ordinances (including, but not limited to zoning and building laws and ordinances and ordinance disclosed by Document recorded with the Recorder of Deeds of Cook County, Illinois as Document 26195377); roads and highways (including such rights of the public, State of Illinois and City of Chicago as may be disclosed by instrument recorded with the Recorder of Deeds of Cook County, Illinois as Document 26195376); easements and building lines of record; the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the Parcel; liens and other matters, if any, insured over by Chicago Title Insurance Company; acts of Grantee; and covenants, liens (if any), conditions, restrictions and easements created by and as established pursuant to Declaration of Easements, Covenants, Conditions and Restrictions recorded as Document 26826098, and amendments, if any, thereto ("Master Declaration") Grantor hereby grants unto Grantee, Grantee's heirs and assigns, as rights and easements appurtenant to the premises herein conveyed, the easements and rights created by said Master Declaration for the benefit of the premises herein described. Grantor reserves to itself, its heirs and assigns, as easements and rights appurtenant to the remaining parcels described in said Master Declaration, the easements and rights created in the Master Declaration for the benefit of said remaining parcels described in said Master Declaration, and this conveyance is subject to said easements and rights and the right of Grantor to grant easements and rights in conveyances of the remaining property described in said Master Declaration. The Grantee, for Grantee and Grantee's heirs, successors and assigns, covenants to be bound by the covenants, agreements and restrictions in said Master Declaration. Said covenants, agreements and restrictions are covenants running with the land as to burdens and benefits and this conveyance is subject to all easements, rights, and restrictions and reservations of the Master Declaration as though fully set forth herein. The premises hereby conveyed is also subject to any liens created by said Master Declaration, and the same are binding upon the Grantee, and Grantee's heirs, successors and assigns. All the provisions of the Master Declaration are hereby incorporated herein as though set forth in full herein.

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