

UNOFFICIAL COPY

Apartment Condominium

THIS INDENTURE, Made this 31st day of October A. D. 19 85 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 Kenneth F. Pecyna

Grantee. 267532

(Address of Grantee(s): 4424 S. Karlov

Chicago, IL 60632

WITNESSETH, that said Grantor, in consideration of the sum of

Ten and no/100----- Dollars, (\$ 10.00) and other good and

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 719, at the 801 South Plymouth Court Apartment Condominium, Chicago, Illinois, and unit P49 at the 801 S. Plymouth Court Garage Condominium

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee as aforesaid and to the proper use, benefit and behoof of said Grantee forever.

COOK COUNTY, ILLINOIS FILED FOR RECORD

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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 hereio 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

Assistant Secretary

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

1424472 AB 70-11-971 407.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-85 407.50 PR 11193

COOK COUNTY STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-85 407.50 CANCELLED DATE NOV-85 407.50

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STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, Kathy Pacana a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG

Assistant Vice President of LA SALLE NATIONAL BANK, and James A. Clark

Assistant Secretary thereof, 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 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.

GIVEN under my hand and Notarial Seal this 4th day of November A. D. 1988

Kathy Pacana
NOTARY PUBLIC

My Commission Expires on 6-11-88

Mail to: Thomas W. Murphy
Johnson, Cusack & Bell, Ltd. Box 333 - WJ
Suite 1800
211 W. Wacker Drive
Chicago, Illinois 60606

RECORDED
NOV 8 1988
PAGE 2 VON

RECORDED
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PAGE 2 VON

C.T.C.

85271376

Box No.

TRUSTEE'S DEED

Address of Property
.....
.....

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690

8028-A AF (5-74)

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EXHIBIT A

Unit 719 in the 801 South Plymouth Court Apartment Condominium, as delineated on 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 said rights 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 all 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 said 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. PARCEL 2:

EASEMENT FOR PEDESTRIAN ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO KENNETH F. PECYNA DATED AND RECORDED AS DOCUMENT 85271376 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR VEHICULAR ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO KENNETH F. PECYNA DATED AND RECORDED AS DOCUMENT 85271376 IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

Unit P49 in the 801 South Plymouth Court Garage Condominium, as delineated on 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 26826099 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 said rights 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 all 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 said 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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