

TRUSTEE'S DEED

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85274715

Form 2591

Joint Tenancy

The above space for recorder's use only

THIS INDENTURE, made this 23rd day of October, 1985, 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 28th day of September, 1983, and known as Trust Number 59315 party of the first part, and Zhengang Guo and Shioh Kiang Guo, as joint tenants and not tenants in common, as to an undivided 1/2 interest, and Katherine Y. Yeung, married Joseph C. Yeung, as to an undivided 1/2 interest, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100s (\$10.00) 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:

Please see attached legal description.

Common property address 327 West 23rd Place, Chicago, Illinois 60616

Note: The underlying permanent Index numbers are 17-28-212-001-0000 ML

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 above mentioned, and of every other power and authority thereto relating. This deed is made subject to the liens of all first deeds and to mortgages upon said 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 placed 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



By: [Signature] Vice President
Attest: [Signature] Assistant Secretary

This space for affixing titles and revenue stamps

STATE OF ILLINOIS
COUNTY OF COOK
This instrument prepared by: American National Bank and Trust Company
33 NORTH LA SALLE STREET, CHICAGO 60620
Given under my hand and Notary Seal. [Signature] Notary Public

DELIVERY INSTRUCTIONS
NAME: Tony Shu
STREET: Attorney at Law, 208 South LaSalle Street, Suite 1400
CITY: Chicago, Illinois 60604
OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
327 B West 23rd Place
Chicago, Illinois 60616

85274715
Instrument Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.25
T#2222 TRAC 0985 11/08/85 09 48 06
#1172 # B * -85-274715

-85-274715

12⁰⁰ MAIL

UNOFFICIAL COPY

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LEGAL DESCRIPTION FOR DEED

Unit No. 327B in Oriental Terraces Condominium No. 327 as delineated on a survey of the following described real estate: Lot 14 in Allen C. L. Lee's Subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded 24th day of October, 1985, as Document No. 85-251348 together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, 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 aforementioned Declaration, and party of the first part 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.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Documents No. 27506504, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. 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 described in said Declaration and this conveyance is subject to the said easements and 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 document set forth as covenants running with the land.

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