86402404

This Indenture Made this First day of September A. D. 1986, between

AVENUE BANK & TRUST COMPANY OF OAK PARK, OAK PARK, ILLINOIS

a state banking corporation of Oak Park, 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 the 8th day of September 1981, and known as Trust Number 2901, party of the first part, and MARSHA THOMAS, a never married woman

1837 South 11th Street

of the city of Maywood, County of Cook, State of Illinois, party of the second part.

12.00

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/hundredths Dollars, ($ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party 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:

LEGAL DESCRIPTION: See Exhibit A attached

SUBJECT TO: See Exhibit A attached

Permanent Index Number: 16-07-406-023-1001

Common address: 214-1 Oak Park Avenue, Oak Park, Illinois 60302

Real Estate Transfer Tax $100 — Oak Park

Real Estate Transfer Tax $50 — Oak Park

Real Estate Transfer Tax $25 — Oak Park

Real Estate Transfer Tax $5 — Oak Park

COOK CO. NO. 016 169817

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX AUG-9'86 DEPT. OF REVENUE 13.00 P.B. 10761

036958 REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP-9'86 P.B. 11430 13.00 Cook County 86402404

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part ~~not in tenancy~~ in common but in joint tenancy and to the proper use, benefit and behoof of said party of the second part forever.

Real Estate Transfer Tax $1 — Oak Park

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 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Real Estate Transfer Tax $1 — Oak Park

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 Vice President and attested by its ~~Secretary/Cashier~~ Asst. Land Trust Administrator, the day and year first above written.

AVENUE BANK & TRUST COMPANY
OF OAK PARK
OAK PARK, ILLINOIS
as Trustee as aforesaid,

By William E. Tierney
WILLIAM E. TIERNEY Asst. Vice President

ATTEST:

Norma J. Haworth
~~Secretary/Cashier~~
NORMA J. HAWORTH
Land Trust Administrator

THIS DOCUMENT PREPARED BY
NORMA J. HAWORTH
AVENUE BANK AND TRUST CO.
OF OAK PARK
214 N. Oak Park Avenue
Oak Park, Illinois 60301

86402404

STATE OF ILLINOIS, }
COUNTY OF COOK, } ss:

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM E. TIERNEY Asst. Vice President of Avenue Bank & Trust Company of Oak Park, Illinois, and NORMA J. HAWORTH Land Trust Administrator ~~Secretary/Cashier~~ thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Asst. Land Trust Administrator ~~Secretary/Cashier~~ 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 Bank, for the uses and purposes therein set forth; and the said Land Trust Administrator ~~Secretary/Cashier~~ did also then and there acknowledge that he is custodian of the corporate seal of said Bank did affix the 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 3rd day of September A.D. 19 86

Florence White
NOTARY PUBLIC.

My Commission Expires 12/11/89

86402404
COOK COUNTY, ILLINOIS
FILED FOR RECORD
1986 SEP -9 PM 1:12

86402404

Mail to: Box 15
Michael F. Doerrier, Esq.
Wiedner & McAuliffe
111 W. Washington St
Suite 110
Chicago, Il 60602

Box No. _____

Trustee's Deed

AVENUE BANK & TRUST COMPANY
OF OAK PARK
OAK PARK, ILLINOIS

TRUSTEE
TO

AVENUE BANK & TRUST COMPANY
OF OAK PARK
104 N. OAK PARK AVENUE
OAK PARK, ILLINOIS 60301

FORM 8113 Reorder from ILLIANA FINANCIAL, INC.

86405404

EXHIBIT A 86402404

LEGAL DESCRIPTION:

Unit 214-1 in the Avenue Terrace Condominium, as delineated on a survey of the following described real estate:

Lots 17 and 18 in Block 4 in Blackstone Addition to Oak Park, said Addition being a Subdivision of that part North of the South 19 1/2 chains of the West 1/2 of the South East 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 214-222 South Oak Park Avenue, Oak Park, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded as Document No. 26,215,038, together with their respective undivided interests in the Common Elements, commonly known as 214-222 South Oak Park Avenue, Oak Park, Illinois.

Permanent Tax Number: 16-07-406-023-1001

SUBJECT TO:

(1) General real estate taxes not due and payable at the time of Closing; (2) the Condominium Property Act; (3) the Declaration of Condominium; (4) applicable zoning and building laws and ordinances; (5) encroachments, if any, by or affecting the Purchased Unit, the Common Elements or both; (6) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (7) existing leases and licenses; (8) covenants, conditions and restrictions of record; (9) public utility easements recorded at any time prior to the Closing, including any easements established by or implied from the Declaration; (10) assessments due after Closing pursuant to the Declaration; and (11) liens and other matters of title over which Ticor Title Insurance Company is willing to insure.

86402404

Grantor also hereby grants to grantee, 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, 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.

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.