

UNOFFICIAL COPY

86451667

Individual

The above space for recorder use only

88 819 EOC 6/17/86

THIS INDENTURE, made this 17th day of September, 1986, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the Twenty-eighth day of September, 1978, and known as Trust Number 5455, party of the first part, and

Richard A. Cowen and Adele Klarich, as joint tenants with rights of survivorship

of 55 E. Monroe, Chicago, Illinois 60603, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 815 in the 5455 Edgewater Plaza Condominium, as delineated on a survey of the following described real estate:

Part of the South 242 feet of the North 875 feet of the East fractional half of the North East 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois ("Property")

which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 24870735 together with its undivided percentage interest in the Common Elements.

Permanent Index No.: 14-08-203-016-1074

Party of the first part also hereby grants to the party(s) of the second part, his (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 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 and the right to grant said rights and easements in conveyance 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.

together with the tenements and appurtenances thereunto belonging. TO HAVE AND HOLD the same unto said party(s) of the second part, forever, subject to:

- (a) Covenants, conditions and restrictions of record;
- (b) Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto;
- (c) Private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; if any;
- (d) Limitations and conditions imposed by the Condominium Property Act;
- (e) Special taxes or assessments for improvements not yet completed;
- (f) Any unconfirmed special tax or assessment;
- (g) Installments not yet due at the date hereof for any special tax or assessment for improvements heretofore completed;
- (h) General taxes for the year 1986 and subsequent years;
- (i) Installments due after the date of closing for assessments established pursuant to the Declaration of Condominium;
- (j) Building line 25 feet West of the East line of the Property as established by decree in Case No. 285574 Circuit Court of Cook County, Illinois, and shown on the Plat recorded July 9, 1908 as Document No. 4229498;

COOK COUNTY
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 OCT-1-86
 23.50
 12.00
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 OCT-1-86
 23.50
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 OCT-1-86
 23.50
 86451667

UNOFFICIAL COPY

- (k) Ordinance by the Board of Commissioners of the Chicago Park District for an extension of Lincoln Park over and upon submerged lands under the waters of Lake Michigan recorded July 15, 1949 as Document No. 14592007 and recorded October 24, 1950 as Document No. 14936746;
- (l) Sewer over, along, under and onto the North 45.67 feet of the Property as disclosed by plat of survey;
- (m) Drainage and catch basin over, along, under and onto the Property as disclosed by plat of survey;
- (n) Rights of public or quasi-public utilities, if any;
- (o) Agency Agreement dated September 28, 1978 and recorded October 3, 1978 as Document No. 24655252 relative to that certain ordinance adopted by the City of Chicago on July 8, 1969 designating the Property as part of a Planned Development No. 69 in accordance with Plan of Development, as reported in the Journal of the City of Chicago on pages 5801 through 5804 thereof;
- (p) Applicable zoning and building laws or ordinances.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 OCT -2 AM 10: 21

86451687

86451687

THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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 of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, this deed is made subject to the liens of all trust deeds, mortgages or other liens or encumbrances 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 hereto affixed, 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.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally.

By Sally Doubet King ASSISTANT VICE PRESIDENT

Attest BP Helms ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

BARBARA JEAN SCALES

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the said persons whose names are subscribed to the foregoing instruments as such Assistant Vice-President and Assistant Secretary, 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 banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this

17 day of September 1986

Barbara Jean Scales
Notary Public

My commission expires

MY COMMISSION EXPIRES JUNE 6, 1989

DELIVERY INSTRUCTIONS

NAME Richard A. Cowen
STREET Cowen, Crowley, Hager, Nord & Doane
55 E. Monroe St.
CITY Chicago, IL 60603

OR

RECORDER'S OFFICE BOX NUMBER 3777
C.A. DB

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

5455 N. Sheridan Road
Chicago, Illinois 60640

Prepared by Amalgamated Trust & Savings
Bank Land Trust Dept.
100 South State Street
Chicago, Illinois 60603
By: _____

UNOFFICIAL COPY

EXHIBIT "A"

86451667

DEED LEGAL

UNIT 815 IN THE 5455 EDGEWATER PLAZA CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 242 FEET OF THE NORTH 875 FEET OF THE EAST
FRACTIONAL HALF OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40
NORTH, RANGE 14 EACH OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 24870735 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.

Clerk's Office

86451667

