

THIS INDENTURE, made this 23rd 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

Victoria S. Bogen, married to Mark D. Bogen, and Harlan Sanders, married to Marjorie Sanders, as joint tenants with rights of survivorship of 5455 N. Sheridan Road, Unit 515, Chicago, Illinois, party of the second part,

120

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:

THIS IS NOT HOMESTEAD PROPERTY OF EITHER HARLAN SANDERS OR VICTORIA S. BOGEN 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: 14-08-203-016-1035

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 thereto, 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;
- (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;

1432628 70 55 44 45 07

86473045

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
24.50

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
24.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
24.50



86473045

RECORDED

- (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

1986 OCT 14 PM 2:46

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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 directed 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 therunto 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 hereunto 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.

By Sally Sawyer King  
 ASSISTANT VICE PRESIDENT

Attest: BP Helms  
 ASSISTANT SECRETARY

STATE OF ILLINOIS  
COUNTY OF COOK

**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 same 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 executed and delivered the said instruments of their own free will and voluntary act, and as the free and voluntary act of said banking corporation, as Trustees, for the use and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as Assistant Secretary 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 Trustees, for the use and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of Sept. 1986

Barbara Jean Scales  
Notary Public

My commission expires MY COMMISSION EXPIRES JUNE 6, 1989

NAME Mark Bogen

STREET 221 N. LaSalle Street, Suite 1207

CITY Chicago, Illinois 60601

FOR INFORMATION ONLY  
 INSERT STREET ADDRESS OF ABOVE  
 DESCRIBED PROPERTY HERE  
5455 N. Sheridan Road  
Chicago, Illinois 60640

Prepared by Amalgamated Trust & Saving  
 Bank Land Trust Dept.  
 100 South State Street  
 Chicago, Illinois 60603  
 By: \_\_\_\_\_

333-899

86473045

DELIVERY INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER



# UNOFFICIAL COPY

8 6 4 7 3 0 4 5

## DEED LEGAL

UNIT 515 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 86473045

# UNOFFICIAL COPY

LEGAL NOTICE

IN THE MATTER OF THE ESTATE OF [Name], DECEASED, and the [Name] Trust, as Trustee of the [Name] Trust, and the [Name] Trust, as Trustee of the [Name] Trust.

Part of the [Name] Trust is being sold to the [Name] Trust, as Trustee of the [Name] Trust, and the [Name] Trust, as Trustee of the [Name] Trust.

The [Name] Trust is being sold to the [Name] Trust, as Trustee of the [Name] Trust, and the [Name] Trust, as Trustee of the [Name] Trust.

The [Name] Trust is being sold to the [Name] Trust, as Trustee of the [Name] Trust, and the [Name] Trust, as Trustee of the [Name] Trust.

The [Name] Trust is being sold to the [Name] Trust, as Trustee of the [Name] Trust, and the [Name] Trust, as Trustee of the [Name] Trust.

RECORDED

Property of Cook County Clerk's Office