

Form 2391

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 3rd day of December, 1986, 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 Yiu Chung Chan and Leung Woon Man Chan, as Joint Tenants (husband and wife), 2305E S. Stewart Av., Chicago, IL 60616, 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: 2307M South Stewart, Chicago, Illinois 60616

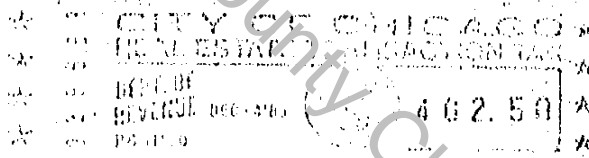
Note: There has been no tax division; the underlying land permanent index numbers are:

17-28-212-008-0000

A.C.O.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy.



This deed is executed by the party of the first part, and authority granted to and vested in it by the terms of said deed or deeds in trust, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or 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 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
 as Trustee, as aforesaid, and not personally,



By _____
 VICE PRESIDENT

Attest _____
 ASSISTANT SECRETARY

STATE OF ILLINOIS, }
 COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association for the purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

This instrument prepared by: American National Bank and Trust Company of Chicago, 33 North La Salle Street, Chicago, Illinois



Given under my hand and Notary Seal, 6/27/86

DEC 3 1986

Lotha M. Sworski
 Notary Public

DELIVER INSTRUCTIONS
 NAME: Conrad Duncker
 STREET: 258 West 31st Street
 CITY: Chicago, IL 60616

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2307M South Stewart Avenue

Chicago, IL 60616

RECORDER'S OFFICE BOX NUMBER

This space for affixing riders and various stamps

Document Number

86585361

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-91 RECORDING
18444 TRN 0456 12/06/86 19:58:09
#5444 # 12 12-5444-5444-1
COOK COUNTY RECORDS

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE DEC 5 1986
DEPT OF REVENUE
CHICAGO, ILL
57582

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE DEC 5 1986
CHICAGO, ILL
57582

12⁰⁰ MAIL

-96 585361

LEGAL DESCRIPTION FOR DEED

Unit 2307-6M in Oriental Terraces Condominium No. 2307-6 as delineated on a survey of the following described real estate: Lot 39 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 the 26th day of June, 1985, as Document No. 85-077325 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 paroperty set forty 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 Declartion 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 Document No. 27506504, and as amended by amendment recorded October 23, 1985 as Document No 85-250027 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 easemetns 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 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.

Common Property Address: 2307-M South Stewart, Chicago, IL 60616
Permanent Index Number: (undivided) 17-28-212-008-0000

A. C. O.

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