

1-24-86

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TRUSTEE'S DEED

1 of 2, Land Title Company of America, Inc. L-32622-C5/HORNE

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 17th day of January, 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 Ronald Chung and Katherine Chung, as joint tenants, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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: 2305 L South Stewart, Chicago, Illinois 60616

NOTE: There has been no tax division; the underlying land Permanent Index Numbers are:

17-28-212-001-0000 *JS*

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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 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 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.

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



By \_\_\_\_\_ VICE PRESIDENT

Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

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 uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused 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  
5 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal.

Date JAN 22 1986

*Lothar M. Swartz*  
Notary Public

DELIVERY INSTRUCTIONS  
NAME RONALD CHUNG  
STREET 193 CARMON  
CITY BLOOMINGDALE, IL 60108  
OR  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2305 L South Stewart  
Chicago, Illinois 60616

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.25  
T#4499 TRAN 0980 01/27/86 10:18:00  
#4587 # D \* 86-035392

STATE OF ILLINOIS  
DEPT. OF REVENUE  
JAN 27 1986  
31.50

STATE OF ILLINOIS  
DEPT. OF REVENUE  
JAN 27 1986  
31.50  
143733  
CC: 101 215  
2207

86 035392

12.25

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## LEGAL DESCRIPTION FOR DEED

Unit No. 2305-2L in Oriental Terraces Condominium No. 2305-2 as delineated on a survey of the following described real estate: Lot 32 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 14th day of January, 1986 as Document No. 86-018284 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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