

UNOFFICIAL COPY

86221496

TRUSTEE'S DEED
THIS INSTRUMENT WAS PREPARED BY

PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

THE GRANTOR, PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 2nd day of October 1979, and known as Trust Number 22030, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, conveys and quit claims to JEFFREY A. KRAMER

party of the second part, whose address is 1050-B W. Armitage, Chicago

the following described real estate situated in Cook County, Illinois, to wit Unit 1050-B in Kensington Condominium, as delineated on a survey of the following described real estate: Lots 19 to 29 in Block 4 in Morgan's Subdivision of the East 1/2 of Block 10 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as document No. 25 484 942 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the 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 aforesaid Declaration of Condominium 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.

The Tenant of the Unit either waived or failed to exercise the rights of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit unless the tenant is the Purchaser.

Together with the tenements and appurtenances thereunto belonging.

To have and to hold unto said party of the second part said premises forever.

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.

IN WITNESS WHEREOF, said Grantor 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 assistant secretary this 12 day of May 1986

PIONEER BANK & TRUST COMPANY
as trustee as aforesaid.



BY [Signature]
Vice President

ATTEST [Signature]
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 Vice President and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, Grantor, personally known to me to be the same person 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 Corporation 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 Corporation, caused the corporate seal of said Corporation 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 Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of May 1986

[Signature]
Notary Public

NAME Ansani & Ansani
STREET 127 N. DEARBORN 5144
CITY CHICAGO, IL 60601
INSTRUCTIONS
RECORDED'S OFFICE BOX NUMBER

1050-B W. Armitage
CHICAGO, IL 60614

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
\$ 6.650
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$ 6.650
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