

LAND TITLE CO. OF AMERICA, INC. LM L-32619-C5F (1 OF 2)

THIS INDENTURE, made this 28th day of May, 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 May, 1986, and known as Trust Number 59315 party of the first part, and Wing Kit Chan and Linda Yuen Sim Chan, 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: 2305F South Stewart Avenue, Chicago, Illinois 60616

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

17-28-212-001-0000

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 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: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

86223778

Document Number

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 AMERICAN 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, 33 NORTH LA SALLE STREET, CHICAGO 90690

Given under my hand and Notary Seal. [Signature] Date MAY 29 1986 Notary Public

DELIVER INSTRUCTIONS
NAME Wallace Moy
STREET 53 West Jackson Blvd, Suite 928
CITY Chicago, Illinois 60604
OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
2305F South Stewart Ave.
Chicago, Illinois 60616

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING
TRAN 0061 06/04/86 14:43:00
#1498 # D *--86-22378
\$12.25

055205
REVENUE
STAMP JUN-3'86
REAL ESTATE TRANSACTION TAX
Cook County
31.00

COOK
CO. NO. 016
148268
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN-3'86
31.00
PB.10607

12.25

UNOFFICIAL COPY

3 6 2 2 3 7 7 8

LEGAL DESCRIPTION FOR DEED

Unit No. 2305-5F in Oriental Terraces Condominium No. 2305-5 as delineated on a survey of the following described real estate: Lot 29 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, according to the Plat thereof; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded 24th day of March, 1986, as Document No. 86-111889 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, 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 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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