

UNOFFICIAL COPY

Cook County

87299409

TRUSTEE'S DEED

S1121698

THIS INDENTURE, MADE THIS 11th day of May, A.D. 1987, between American National Bank and Trust Company of Chicago, a national banking association, of Chicago, Illinois, as Trustee under the provisions of the Deed in Trust, duly recorded and delivered to said Bank in pursuance of the Trust Agreement dated August 31, 1984 and known as Trust No. 61811 ("Grantor"), and Walter H. Paas, Jr. and Chryssoula A. Paas, his wife, ("Grantee"), whose address is 1605 Cleveland, Chicago, Illinois.

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto Grantee, the following described real estate, together with the tenements and appurtenances thereunto belonging, situated in Cook County, Illinois, to wit:

Unit No. 2 (the "Unit") in Menomonee Lane Townhomes, a Condominium, as such Unit is delineated on the Plat of Survey of the following described real estate and improvements thereon (the "Property"):

Lots 69 to 75, inclusive, in James H. Rees' subdivision of Block 42 in Canal Trustee's subdivision of the North 1/2 and the north 1/2 of the Southeast 1/4 and East 1/2 of the Southwest 1/4 of Section 33, 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 Ownership made by Grantor (the "Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 8632-3852 together with an undivided 6.94 percent interest in the Property (excepting from the Property all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Grantor further specifically grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in the Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Tax NO. 14-33-309-D18

CITY OF CHICAGO
REAL ESTATE DIVISION
87299409

STATE OF ILLINOIS
87299409

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Property of Cook County Clerk's Office

★ 5 3 1 5 5
 ★ DEPT. OF
 ★ REVENUE JUN--07
 ★ PB 11196

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX

500.00

★ 5 3 1 5 5
 ★ DEPT. OF
 ★ REVENUE JUN--07
 ★ PB 11196

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX

500.00

CHICAGO

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TO HAVE AND TO HOLD the same unto Grantee, not in tenancy in common, but in joint tenancy, and to the proper use, benefit, and behalf of Grantee forever.

This instrument is made subject to current general real estate taxes not yet due and payable; special taxes or assessments or installments thereof assessed or due after the date this instrument is recorded and unconfirmed special taxes and assessments, if any; private, public, and utility easements, covenants, conditions, rights, reservations, restrictions, and building lines of record, including those contained in or implied from the Declaration and any amendments thereto, the same as though the provisions of the Declaration were recited and stipulated at length herein, and the rights of public or quasi-public utilities, if any; encroachments, liens, and other matters, if any, covered by title insurance at Grantor's expense; applicable zoning and building laws and ordinances; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; existing leases, licenses, and agreements affecting the Property (except the Units, as aforesaid); and acts done or suffered by Grantee.

THE TENANT, IF ANY, OF THE UNIT, OTHER THAN GRANTEE, EITHER HAS WAIVED OR HAS FAILED TO EXERCISE SUCH TENANT'S RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AND SECTION 100.2-6C OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO AND SUCH TENANT HAS EITHER WAIVED OR HAS ELECTED NOT TO PURCHASE THE UNIT IN ACCORDANCE WITH DEVELOPER'S OFFER TO SELL SAME PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS.

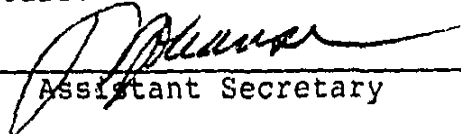
This instrument is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Trust Officer, the day and year first above written.


[SEAL]

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, as Trustee
aforesaid

ATTEST:


Assistant Secretary

By:


Assistant Vice President

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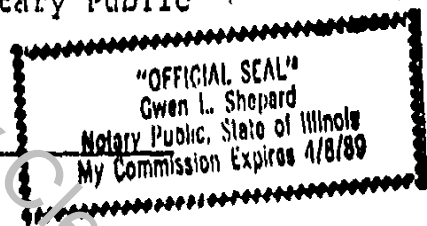
07299409

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, GWEN L. SHEPARD, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that J. MICHAEL WILLIAMS, Assistant Vice President of American National Bank and Trust Company of Chicago, and [redacted], Assistant Secretary thereof, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before 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 bank, as Trustees as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of May, A.D. 1984.

Gwen L. Shepard
Notary Public



My Commission Expires: _____

Permanent Tax Parcel No. 14-33-309-018
188 North Mohawk, Chicago, Illinois 60614

After recording, mail to:

ALAN FEINBERG
188 W. RANDOLPH
#927
CHICAGO, ILL 60601

This instrument was prepared by:

Steven A. Stender
Arvey, Hodes, Costello & Burman
180 North LaSalle Street
Chicago, IL 60601

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Property of Cook County Clerk's Office

-87-299409

DEPT-01 RECORDING \$15.25
TR4444 TR. 0913 21/23/07 11:23:00
80299 E 13 X-137-299409
COOK COUNTY RECORDER

15.00 MAIL