

TRUSTEE'S DEED

OCT 24 PM 3:00

88486973

143896 / 116549 DB One

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

0000 016

THIS INDENTURE, made this 27th day of September, 1988, 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 4th day of November, 1987, and known as Trust Number 103932-05 party of the first part, and Clara L. Gibbs, 6736 S. Crandon, Chicago, IL 60649 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/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, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" Attached

12.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT 24 '88 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT 24 '88 752.25

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 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 of personally.



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

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY JOHANSEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 23 N. LA SALLE CHICAGO, ILLINOIS

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.

Given under my hand and Notary Seal.

Notary Seal: My Commission Expires 10/2/90

Date: [Signature] Notary Public

DELIVERY INSTRUCTIONS

Margaret A. Bennett 170200 22nd St Oakbrook Terrace, IL OR COOP/ BOX 382-CC

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

614B S. Laflin St. Chicago, IL 60607

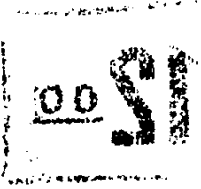
RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 11 08 75

COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT 24 '88 11 08 75

88486973

UNOFFICIAL COPY



88486973

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

The West 20.65 feet of the East 41.86 feet of Lot 12 in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2:

EASEMENT OF INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1988 AS DOCUMENT 88065290.

Subject to: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) plat of resubdivision affecting the Townhome; (4) the Declaration including all amendments and exhibits thereto; (5) public, private and utility easements, (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions including those applicable to the Near West Side Conservation Area, as from time to time amended; (8) roads and highways, if any; (9) leases and licenses affecting the Common Areas; (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; (11) matters over which the Escrowee is willing to insure; (12) acts done or suffered by the Purchaser.

Commonly known as: 614B S. Laflin St., Chicago, IL 60607

PIN#: 17-17-300-026-0000

88486973