

UNOFFICIAL COPY

TRUSTEE'S DEED

DEPT. OF REVENUE NOV--88 RB.1136

728.75

88531771

DEPT-01 \$13.25
73333 TRAN 7389 11/17/88 12:44:00
8719 C *-88-531771
COOK COUNTY RECORDER

(The above space for recorders use only)

THIS INDENTURE, made this 8th day of June, 19 88, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 15th day of September, 19 86, and known as Trust Number 25-8030 party of the first part, and Joyce M. Cochrane, party of the second part.

Address of Grantee(s): 2314 Briar Hill Drive, Champaign, IL 61821

IN WITNESS WHEREOF, 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 convey and quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

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See Exhibit A, attached hereto and made a part hereof, for legal description

together with the tenements and appurtenances thereunto 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.

PIN: 14-29-302-024, 14-29-302-025, 14-29-302-026, 14-29-302-027, 14-29-302-028, 14-29-302-034, 14-29-302-035, 14-29-302-036, 14-29-302-039

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 in full satisfaction of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remains in full force and effect until the date of the delivery hereof.

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 subscribed to these presents by its Vice-President and attested by its Trust Officer, the day and year first above written.

BANK OF RAVENSWOOD As Trustee as Aforesaid

By: [Signature] ASSISTANT VICE PRESIDENT Land
Attest: [Signature] ASSISTANT TRUST OFFICER



ADDRESS OF PROPERTY: 2710C North Southport

Chicago, Illinois 60614

NAME: Francis J. John
ADDRESS: 306 W. Church

CITY AND STATE: P.O. Drawer 577
Champaign, IL 61820-0577
RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS 88531771
REAL ESTATE TRANSFER TAX
NOV--88 DEPT. OF REVENUE 115.25

Revenue stamps and meter affixed here.
Document Number 57247 NOV--88

Jody 5/18/86

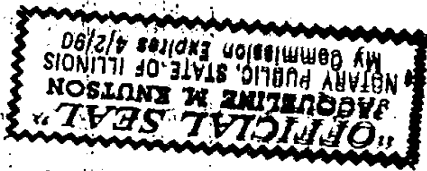
CITY OF CHICAGO REAL ESTATE TRANSFER TAX

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

Michael A. LaTona, Esq. 222 W. Ontario, Suite 430 Chicago, IL 60619

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Property of Cook County Clerk's Office



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

MARTIN S. EDWARDS
Vice-President of the BANK OF RAVENSWOOD, and
EVA HIGI
Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Trust~~ Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the use and purpose therein set forth and the said corporate seal of said Bank, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank, for the use and purpose therein set forth.

Given under my hand and Notarial Seal this 18 day of October 1988

Jacqueline M. Knutson
Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

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EXHIBIT A
TO TRUSTEE'S DEED

LEGAL DESCRIPTION OF UNIT

UNIT 2710C IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARCEL 1: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF HERETOFORE DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS' SUBDIVISION OF BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 OF LOT 4 (EXCEPT THE NORTH 50 FEET OF THE EAST 139.20 FEET AND THE WEST 33 FEET THEREOF) IN JOSEPH E. SHEFFIELDS' SUBDIVISION OF BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, 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, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 88-248725, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION.

This deed is subject to: (i) non-delinquent general real estate taxes and special city or county taxes or assessments; (ii) encroachments; (iii) building lines, conditions and restrictions of record; (iv) limitations and conditions imposed by the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; (v) terms, provisions and conditions set forth in Declaration of Condominium Ownership of Park Lane Townhome Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 88-248725, as amended from time to time; (vi) private, public and utility easements, including any easements established by or implied from said Declaration of Condominium Ownership; (vii) acts done or suffered by, through or under Grantee; (viii) leases and agreements affecting the Common Elements; and (ix) liens and other matters of title over which Intercounty Title Company of Illinois is willing to insure.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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EXHIBIT A
TO TRUSTEE'S DEED

LEGAL DESCRIPTION OF UNIT
(continued)

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO

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Office of Cook County Clerk's Office