

UNOFFICIAL COPY

TRUSTEE'S DEED

NOV 25 PM 3:49

88543024
88543024

COCK 018
NOV 25 1988

Form 2591

Joint Tenancy NOV 25 PM 3:49 The above space for recording use only

THIS INDENTURE, made this 15th day of October, 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 Martin G. Kalin and Janet M. Kalin, his wife, of 100 E. Walton, Apt. 304, Chicago, IL 60611, parties 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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" Attached

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 25 '88 ★
★ 998.00 ★

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 25 '88 ★
★ 857.25 ★

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, to have and to hold in joint tenancy in common, but

12.00

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 Deed or Deeds in Trust and the provisions of a Trust Agreement above mentioned, and of every other deed and authority thereto enabling. This deed is made subject to the liens of all mortgages and/or mortgages upon said real estate in Cook County, Illinois, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be herein 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

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association (formerly 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 in 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 was a member of the corporate seal of said National Banking Association carried a 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

and Trust Company of Chicago
31 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
My Commission Expires 12/26/90

[Signature] (Date) 10/20/88
Notary Public

DELIVER BY INSTRUCTIONS
NAME MARTIN G. AND JANET M. KALIN
STREET 616D S. LAFLIN STREET
CITY CHICAGO, ILLINOIS 60607

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

616D S. Laflin St.

Chicago, IL 60607

OR BOX 335 - TH

RECORDERS OFFICE BOX NUMBER

STATE OF ILLINOIS
SEAL STATE RECORDS
REVENUE DEPT. OF NOV 25 1988
12375
COOK COUNTY REAL ESTATE TRANSACTION TAX
1988
12375

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EXHIBIT "A"

PARCEL 616D: That part of Lot 13 lying between the following radial bearing lines drawn through the radius point of said Lot 13, North 41 degrees 27 minutes 58 seconds West and North 55 degrees 18 minutes 45 seconds West, said bearing lines being referenced to the East line of said Lot 13; all in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustee's Subdivision of the West $\frac{1}{2}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1989 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: 616D S. Laflin St., Chicago, IL 60607

PIH#: 17-17-302-012(018)-0000

585-3021