

UNOFFICIAL COPY

TRUSTEE'S DEED
AS TENANTS IN COMMON

COOK COUNTY, ILLINOIS
FILED FOR RECORD

88591064

Form 2459 Rev. 5-77

Individual

1988 DEC 23 AM 11:43

88591064

The above space for recorder's use only

THIS INDENTURE, made this 1st day of November, 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, 1988, and known as Trust Number 103932-05 party of the first part, and Danuta K. Hoyer; 6808 N. Kedvale, Lincolnwood, IL 60646 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

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 23 '88
967.50

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.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 23 '88
967.50

1200

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the 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 thereunto enabling. This deed is made subject to the liens of all first 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 J. MICHAEL WHELAN, VICE PRESIDENT
Attest: Andre Rountiff, ASSISTANT SECRETARY



STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

HIS INSTRUMENT
PREPARED BY

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LAFLIN
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above signed 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 use and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, 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 use and purposes therein set forth.

Notary Public, State of Illinois, under my hand and Notary Seal.
My Commission expires 12/79

DEC 21 1988
Date
Notary Public

DELIVERY INSTRUCTIONS

NAME Paul C. Solowitz
STREET 3805 West Elm
CITY McHenry IL 60050
OR
BOX 333 - TH
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

616L S. Laflin St.
Chicago, IL 60607

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
129.00
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
129.00

DBQ
1438876
71925871

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Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 616L: That part of Lot 13 lying between the following radial bearing lines drawn through the radius point of said Lot 13, South 27 degrees 45 minutes 52 seconds West and South 13 degrees 55 minutes 06 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, 1998 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: 616L S. Laflin St., Chicago, IL 60607

PIN#: 17-17-302-012-0000, 17-17-302-018-0000