

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

88006840

Form 2591

Joint Tenancy 1988 JAN -6 PM 2:51 The above space for recorder's use only

88006840

THIS INDENTURE, made this 28th day of December, 1987, 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 1st day of June, 1987, and known as Trust Number 10-3788-00 party of the first part, and

Claudette Morin, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$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 Legal Description Attached Hereto and Made a Part Hereof)

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JAN-6'88  
\$30.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, to have, not in tenancy in common, but in joint tenancy.

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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 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: [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

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 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,  
33 NORTH LA SALLE STREET,  
CHICAGO 60602  
My Commission Expires 12/31/90

Date: 1/6/88  
[Signature]  
Notary Public

DELIVERY INSTRUCTIONS  
NAME: Jody A. Laurential  
STREET: 55 West Erie Street  
CITY: Chicago, Ill. 60610  
RECORDER'S OFFICE BOX NUMBER: BOX 333 - GG

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
Unit 3, 5138 S. Kenwood  
Chicago, Illinois

12.00

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
Cook County

# UNOFFICIAL COPY

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 3 IN 5138 SOUTH KENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 IN BLOCK 11 IN CORNELL HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87669512 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 87669512.

SUBJECT TO: General real estate taxes for 1987 and subsequent years; the Illinois Condominium Act; the Condominium Declaration and all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, conditions, covenants, building lines and restrictions of record; leases and licenses affecting the Common Elements; and utility easements, if any.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the Unit failed to exercise his option to purchase the Unit.

Permanent Tax Number: 20-11-401-027-0000 *M*

Property Address: Unit Number 3 - 5138 South Kenwood, Chicago, Illinois

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