

TRUSTEE'S DEED

1988 APR -6 PM 2:37

Form 2591

Joint Tenancy

The above space for recording use only

88142501

THIS INDENTURE, made this 15th day of March, 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 1st day of August, 1985, and known as Trust Number 65171 party of the first part, and SHELDON KAPLAN and PATRICIA KAPLAN, his wife, of 2134 North Lincoln Park West, Chicago, Illinois, 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 hereto and made a part hereof

CITY OF CHICAGO REAL ESTATE TRANSFER TAX RECEIVED APR 6 1988

CITY OF CHICAGO REAL ESTATE TRANSFER TAX RECEIVED APR 6 1988

12.00

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy. Grantor hereby grants to Grantees, their 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 aforementioned Declaration, 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 therein. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 hereon affixed, and has caused its name to be signed in 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 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 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, as evidenced by the corporate seal of said National Banking Association, appeared on the said instrument as the seal of said National Banking Association, and that the said instrument was signed and delivered by the said National Banking Association for the uses and purposes therein set forth. APR 1 1988 Notary Public

Loretta M. Severich

NAME: Greta Fell Carl STREET: Resenthal & Schanfield CITY: 55 East Monroe Suite 4620 Chicago, Ill. OR INSTRUCTIONS: RECORDED OFFICE BOX NUMBER 178

FOR THE INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE Townhouse 1233, 55 W. Goethe Chicago, Ill.

1436404 DB 9a 2005 P 2005 P 2005 P

STATE OF ILLINOIS DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX Cook County CITY OF CHICAGO 88142501

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Exhibit A
8803142501

PARCEL 1 THAT PART OF LOT 18 (EXCEPT THE SOUTH 23 FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 18, 280.56 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 18, 44.76 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 18, 23.29 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 18 58.76 FEET; THENCE SOUTHEASTERLY ON A LINE WHICH FORMS AN ANGLE OF 45 DEGREES WITH THE LAST DESCRIBED COURSE MEASURED FROM SOUTH TO SOUTHEAST, 3.90 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 18, 20.54 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 18, 61.51 FEET TO THE PLACE OF BEGINNING, ALL IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN DROMSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTH-EAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Covenants, Conditions, Easements and Restrictions for the Beekman Place Townhouses Recorded July 31, 1986, as Document 86327087, as amended by First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for the Beekman Place Townhouses dated January 21, 1988, and Recorded January 21, 1988, as Document No. 88031562.

Permanent Index No.:

17-04-223-054

P.O.O.

Commonly known as:

Townhouse 1233, 55 West Goethe, Chicago, Illinois 60614

8803142501

Cook County Clerk's Office