

UNOFFICIAL COPY

TRUSTEE'S DEED

88148759

1988 APR 11 PM 3:21

88148759

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 1st 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 15th day of November, 1987, and known as Trust Number 103932-05 party of the first part, and Ronald B. Page, 4571 Walnut St., Kansas City 64111,

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.

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 RECEIPT \$5.00

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 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 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 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

STATE OF ILLINOIS, COUNTY OF COOK

SS.

J. M. Whelan THIS INSTRUMENT PREPARED BY

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 said Assistant Secretary, as custodian of 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.

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

Notary Public, State of Ill. Given under my hand and Notary Seal, M. J. [Signature]

Date 3/18/88

[Signature] Notary Public

DELIVERY INSTRUCTIONS

NAME Tom C. Whitmore
STREET 1973 N. Dayton St.
CITY Chicago IL 60614

OR BOX 393 - TH

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

603 S. Laflin St., Chgo., IL

14364N-71537AS PB 11/14

STATE OF ILLINOIS

REAL ESTATE TRANSACTION TAX

88148759

UNOFFICIAL COPY

Property of Cook County Clerk's Office

no 91

UNOFFICIAL COPY

3 3 1 4 3 7 3 9

EXHIBIT "A"

PARCEL 1:

The South 20.69 feet of the North 41.84 feet of Lot 6 in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2:

EASEMENT FOR PEDESTRIAN INGRESS, EGRESS, AND ACCESS OVER AND ACROSS LOTS 26, 27, 28, AND 31 AND FOR VEHICULAR ACCESS, INGRESS AND EGRESS BETWEEN WEST HARRISON STREET AND THE TOWNHOME LOT OWNED BY THE OWNER OF PARCEL 1 OVER AND ACROSS LOT 28, AS DELINEATED ON THE PLAT OF SUBDIVISION AFORESAID AND AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1988 AS DOCUMENT 88065290.

88148759

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: 603 S. Laflin St., Chicago, IL 60607

PIN#: 17-17-300-018, 019, 020, 021, 022-0000

17-17-302-001-0000
17-17-02-002-0000

UNOFFICIAL COPY

Property of Cook County Clerk's Office