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S116-7283

Unit X

THIS INDENTURE, made this 30th 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, 1986, and known as Trust Number 66562 party of the first part, and CHARLES D. GLINES, 1920 N. L. Lincoln, Chicago, Ill. 60614 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part the following described real estate, situated in Cook County, Illinois, to-wit: See Exhibit A attached hereto and made a part hereof.

Subject to the exceptions listed in Exhibit B attached hereto and made a part hereof.

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 described in said Exhibits A and B, 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, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length.

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.

The tenant of the unit either waived or failed to exercise the right of first refusal or option or had no right of first refusal or option with respect to the unit.

This instrument was prepared by Edward J. O'Connell, 312 West Randolph, Suite 200, Chicago, IL. 60606

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 in and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority therein 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 herein 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

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LASALLE CHICAGO, ILLINOIS

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 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.

MAR 29 1988



[Signature] Notary Public

NAME: MARK R. ORDOWER, ESQ. 435 North LaSalle Street Chicago, IL. 60610

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit P8 1920 North Lincoln Avenue Chicago, Illinois 60614

DELIVERY INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

This space for attaching address and revenue stamp

Representative

Date

88153295

UNOFFICIAL COPY

7/1/2024 10:10

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### EXHIBIT A

Unit No. P8, with its undivided percentage interest in the common elements in 1920 Lincoln Condominium as delineated and defined in the Declaration recorded as Document Number 86-581214 in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS 1920 North Lincoln, Chicago, Illinois 60614

Permanent Index No: 14-33-401-066-1026

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## EXHIBIT B

1. General taxes for the year 1987 and subsequent years;
2. Terms, provisions and conditions of the Urban Renewal Plan, recorded April 12, 1967, as Document 20,107,662 called Lincoln Park Project I as supplemented by Amendment No. 1 recorded December 8, 1968 as Document 20 606,306; amended by Ordinance recorded February 1, 1972 as Document 21,793,426; and supplemented by Ordinance recorded August 14, 1967 as Document No. 20,227,832;
3. Covenants, conditions and restrictions contained in a Deed recorded October 8, 1971 as Document 21,662,729, and re-recorded November 2, 1971 as Document 21,696,349, and modified by Easement Relocation Agreement dated August 29, 1986 and recorded September 3, 1986 as Document 86,391,352. Said covenants, conditions and restrictions relate, among other things, to the following: Use of the property shall be only as specified in the Urban Renewal Plan and modifications, and as set forth in the Contract for Sale recorded as Document 21,696,348; grantee not to discriminate on basis of race, creed, color or national origin in the sale, lease, rental, use or occupancy of the property;
4. An easement in favor of the City of Chicago for access and egress to Lincoln Avenue and Wisconsin Street, recorded September 3, 1986 as Document 86,391,352;
5. Covenants, conditions and restrictions contained in the Contract for Sale of Land for Private Redevelopment, recorded November 2, 1971 as Document No. 21,696,348 which refers to, among other things, the following: Use of the property shall be only as specified in the Urban Renewal Plan; grantee shall not discriminate on basis of race, creed, color or national origin in the sale, lease, rental, use or occupancy of the property and that a statement as to such non-discrimination shall be included in all advertising for the sale or rental of the property;
6. An easement in favor of Commonwealth Edison Company for installation, maintenance, etc. of electrical facilities, recorded March 7, 1972 as Document 21,829,085.
7. Rights of public and quasi-public utilities to maintain their facilities, if any, in vacated Ogden Avenue, vacated Lonergan Street and vacated alley;
8. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants of The 1920 Lincoln Condominium described in Exhibit A attached hereto;
9. Provisions, conditions and limitations imposed by the Illinois Condominium Property Act;
10. Provisions, conditions and limitations imposed by the Municipal Code of the City of Chicago;
11. Acts done or suffered by Buyer or anyone claiming by or through the Buyer;
12. If Buyer is not the tenant of the Unit, rights of the tenant under the existing lease;
13. Encroachments onto public ways as disclosed by Plat of Survey No. 81901 dated July 29, 1985 by Certified Survey Co., to wit:

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- (a) Of planters onto Ogden Avenue, or "Ogden Mall," adjoining on the West.
  - (b) Of concrete retaining wall onto Ogden Avenue, or "Ogden Mall," adjoining on the Northwest by 0.96 to 1.10 feet, more or less.
  - (c) Of wrought iron fence onto Ogden Avenue or "Ogden Mall," adjoining on the Northwest by 0.65 to 0.96 feet, more or less.
14. Leases and licenses affecting the common elements listed in the property report, as amended; and
15. Matters insured over by Ticor Title Insurance.

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COOK COUNTY RECORDER

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