

- (a) Covenants, conditions and restrictions of record;
- (b) Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto;
- (c) Private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any;
- (d) Limitations and conditions imposed by the Condominium Property Act;
- (e) Special taxes or assessments for improvements not yet completed;
- (f) Any uncommitted special tax or assessment;
- (g) Installments not yet due at the date hereof for any special tax or assessment for improvements heretofore completed;
- (h) General taxes for the year 1987 and subsequent years;
- (i) Installments due after the date of closing for assessments established pursuant to the Declaration of Condominium;
- (j) Building line 25 feet west of the East line of the property as established by decree in Case No. 285574 Circuit Court of Cook County, Illinois, and shown on the plat recorded July 9, 1908 as Document No. 4229498;

HOLD the same unto said party(s) of the second part, forever, subject to:

together with the tenements and appurtenances thereto belonging TO HAVE AND length herein.

Though the provisions of said Declaration were recited and stipulated as restrictions and reservations contained in said Declaration the same as This Deed is subject to all rights, easements, covenants, conditions,

and mortgages of said remaining property.

therein and the right to grant said rights and easements in conveyance in said Declaration for the benefit of the remaining property described itself, its successors and assigns, the rights and easements set forth of Condominium, aforesaid, and party of the first part reserves to easements for the benefit of said property set forth in the Declaration second part, his (their) successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and party of the first part also hereby grants to the party(s) of the

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recorded as Document 24870/55 together with its undivided percentage interest in the Common Elements.

which survey is attached as Exhibit 'A' to the Declaration of Condominium

Part of the South 242 feet of the North 875 feet of the East fractional half of the North East 1/4 of Section 8, Township 10 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois ("Property")

Unit 1204 in the 5455 Edgewater Plaza Condominium, as delineated on a survey of the following described real estate:

to-wit: the following described real estate, situated in Cook County, Illinois, considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, Dollars, and other good and valuable

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00)

of Chicago, IL, party of the second part.

14

Debra M. Calicchio

THIS INDENTURE, made this 13th day of May, 1988, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the Twenty-eighth day of September, 1978, and known as Trust Number 5455, party of the first part, and

The above space for recorder use only

Individual

88221948

TRUSTEE'S DEED

88221948

1437146/1161025 B7DBD

UNOFFICIAL COPY

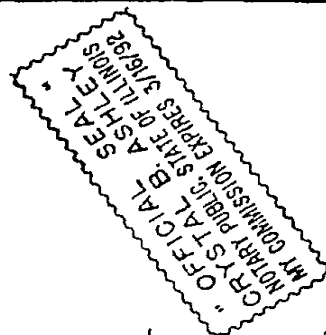
RECEIVED

NAME
STREET
CITY

Anthony J. Fornelli
218 N. Jefferson Street
Suite 201
Chicago, IL 60606

OR BOX 333-CG

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
5455 N. Sheridan Road #1204
Chicago, Illinois 60640
Prepared by Amalgamated Trust & Savings
Bank Land Trust Dept.
100 South State Street
Chicago, Illinois 60603



STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 Banking Corporation, as Trustee, for the use and purpose therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Banking Corporation, did affix the said corporate seal of said Banking Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Banking Corporation, did affix the said corporate seal of said Banking Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Banking Corporation, for the use and purpose therein set forth.

Given under my hand and Notarial Seal this 13 day of May 1988

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally.
By _____
Assistant Vice President
Attest _____
Assistant Secretary

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 of Trust and the provisions of said Trust Agreement, and of every other power and authority therein enabling, including, but not limited to, the power and authority granted to and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement, that deeds, mortgages or other liens or encumbrances 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 to these presents by one of its Vice Presidents or its Assistant Vice Presidents and caused its Secretary, the day and year first above written.

THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAS NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 24 1988
401.25
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
COOK COUNTY
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 24 1988
26.75

- (k) Ordinance by the Board of Commissioners of the Chicago Park District for an extension of Lincoln Park over and upon submerged lands under the waters of Lake Michigan recorded July 15, 1949 as Document No. 14592007 and recorded October 24, 1950 as Document No. 14936746;
- (l) Sewer over, along, under and onto the North 45.67 feet of the Property as disclosed by plat of survey;
- (m) Drainage and catch basin over, along, under and onto the Property as disclosed by plat of survey;
- (n) Rights of public or quasi-public utilities, if any;
- (o) Agency Agreement dated September 28, 1978 and recorded October 3, 1978 as Document No. 24655252 relating to that certain ordinance adopted by the City of Chicago on July 8, 1969 designating the Property as part of a Planned Development No. 69 in accordance with Plan of Development, as reported in the Journal of the City of Chicago on pages 5801 through 5804 thereof;
- (p) Applicable zoning and building laws or ordinances.
- (q) Chapter 100.2 of the Municipal Code of Chicago

Document Number

UNOFFICIAL COPY

DEED LEGAL

UNIT 1204 IN THE 5455 EDGEWATER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 242 FEET OF THE NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24870735 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 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 THEREIN AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

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.

Cook County Clerk's Office

88221948

