

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 10th day of June, 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 August, 1980, and known as Trust Number 50577 party of the first part, and Rosemary Valente 1825 N. Lincoln Plaza, Unit 2405 Chicago, IL party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 ---ten dollars/no cents--- 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 Legal Description attached hereto and made a part hereof.

11/3/74/5
 1-54813/11
 1-54813/11

14-33-49-024-BIS

together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto said party of the second part, unto the proper use, benefit and behoof, forever, of said party of the second part.

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 personally.



By _____ Vice President
 Attest _____ Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY Anita M. Lutkus AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LA SALLE CHICAGO, ILLINOIS

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.

OFFICIAL SEAL Karen E. Burns Given under my hand and Notary Seal, Notary Public, State of Illinois My Commission Expires 8/2/90

Date 6/22/88

Notary Public

DELIVERY INSTRUCTIONS
 NAME: ~~David E. McLean~~
 STREET: ~~4616 Florence Franklin~~
 CITY: ~~Chicago, IL~~
 INSTRUCTIONS: David Grossberg, 30 N. LaSalle #3100 Chicago, IL 60602

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1825 N. Lincoln Plaza #2405 Chicago, IL

RECORDER'S OFFICE BOX NUMBER BOX 333-CC

STATE OF ILLINOIS

REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 675.00

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UNIT #2405 IN THE HEMINGWAY HOUSE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARTS OF LOTS 5, 6, 9, 10, 13, 14, 15, 16, 17 AND 18 IN SHELDON'S SUBDIVISION OF BLOCK 46 IN CANAL TRUSTEE'S SUBDIVISION, AND PARTS OF VACATED CLARK STREET, VACATED WELLS STREET AND VACATED NORTH LINCOLN AVENUE, IN THE NORTH HALF AND THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24616476; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE.

LIMITATIONS AND CONDITIONS IMPOSED BY THE "CONDOMINIUM PROPERTY ACT".

TERMS AND PROVISIONS CONTAINED IN THE URBAN RENEWAL PLAN RECORDED DECEMBER 6, 1978 AS DOCUMENT 20696306.

TERMS AND PROVISIONS OF THE LINCOLN PARK PROJECT "1". REDEVELOPMENT AREA, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE NEIGHBORHOOD REDEVELOPMENT CORPORATION ACT, RECORDED AS DOCUMENT 20107662.

EASEMENT OVER THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED TO THE GRANT, TO INSTALL AND MAINTAIN EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED AS DOCUMENT 21333507.

COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF ZONING RESTRICTIONS MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 29, 1978 AND KNOWN AS TRUST NUMBER 42500 AND RECORDED SEPTEMBER 7, 1978 AS DOCUMENT 24616472, RELATING TO TREATMENT OF THE TOTAL PROPERTY, CONSISTING OF THE RESIDENTIAL AND NON-RESIDENTIAL PARCELS, AS A SINGLE LOT OR PARCEL FOR ZONING PURPOSES; JOINT EXECUTION OF INSTRUMENTS; GROSS FLOOR AREA AND AMENDMENTS.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 29, 1978 AND KNOWN AS TRUST NUMBER 42400; AND RECORDED SEPTEMBER 29, 1978 AND KNOWN AS TRUST NUMBER 42500; AND RECORDED SEPTEMBER 7, 1978 AS DOCUMENT 24616473, RELATING TO EASEMENTS IN FAVOR OF THE RESIDENTIAL PROPERTY; EASEMENTS IN FAVOR OF THE COMMERCIAL PROPERTY; STRUCTURAL SUPPORT; OPERATION OF THE TOTAL PROPERTY; INSURANCE; DAMAGE TO THE IMPROVEMENTS; LIENS, DEBTS AND INTEREST; SERVICES TO THE OWNER OF THE COMMERCIAL PROPERTY; TO THE CONDOMINIUM PROPERTY ACT; NOTICES AND GENERAL PROVISIONS.

EASEMENTS IN FAVOR OF THE COMMERCIAL PROPERTY, SOUTH AND ADJOINING THE RESIDENTIAL BUILDING COMMERCIAL SPACE, ON PART OF THE FIRST FLOOR RESIDENTIAL BUILDING; COMMERCIAL SPACE, ON PART OF THE FIRST FLOOR OF THE RESIDENTIAL PROPERTY, AS DEFINED AND SET FORTH IN THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 24616473, AND AS CREATED BY TRUSTEE'S DEED FROM AMERICAN BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER AGREEMENT DATED FEBRUARY 29, 1978 AND KNOWN AS TRUST NUMBER 42500, TO BLANCHE KIRIAN, DATED AUGUST 25, 1978 AND RECORDED SEPTEMBER 7, 1978 AS DOCUMENT 24616474, FOR ACCESS TO ALL STRUCTURAL MEMBER AND UTILITY FACILITIES WHICH PROVIDE SUPPORT OR SERVICE TO THE COMMERCIAL PROPERTY; FOR MAINTENANCE OF ENCROACHMENTS; FOR USE OF THE GARAGE ELEVATOR, AS DELINEATED ON EXHIBIT 'K' FOR THE USE OF AIR COMPRESSOR, AS DELINEATED ON EXHIBIT 'L' FOR INGRESS AND EGRESS OVER A PORTION OF THE RESIDENTIAL BUILDING ADJACENT TO THE RESIDENTIAL BUILDING COMMERCIAL SPACE, AS DELINEATED ON EXHIBIT 'M'; FOR USE OF THE DIVIDING WALL BETWEEN THE COMMERCIAL BUILDING AND THE RESIDENTIAL BUILDING; AND FOR PEDESTRIAN INGRESS AND EGRESS THROUGH THE RESIDENTIAL PROPERTY FOR MAINTENANCE OF THE COMMERCIAL PROPERTY AND TO THE EXTENT NECESSARY TO UTILIZE THE GARAGE.(AFFECTS COMMON ELEMENTS)

PROVISION CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AFORESAID, RECORDED AS DOCUMENT 24616473 THAT IF THE OWNER OF THE COMMERCIAL PROPERTY OR THE RESIDENTIAL PROPERTY SHALL FAIL TO PAY THE OTHER OWNER ANY SUM OF MONEY DUE THE OTHER UNDER THE PROVISIONS OF SAID DECLARATION (THEREIN REFERRED TO AS 'DEFAULTING OWNER' AND CREDITOR OWNER') THEN AMONG OTHER REMEDIES, THE CREDITOR OWNER SHALL HAVE LIEN AGAINST THE PORTION OF THE TOTAL PROPERTY OWNED BY THE DEFAULTING OWNER TO SECURE REPAYMENT OF THE SUM OF MONEY IN DEFAULT; FUR THE PROVISION THAT THE LIEN THEREIN PROVIDED FOR SHALL TAKE PRECEDENCE OVER ANY MORTGAGE OR OTHER ENCUMBRANCE WHICH MAY BE A LIEN ON THE PORTION OF THE TOTAL PROPERTY OWNED BY THE DEFAULTING OWNER OTHER THAN A BONA FIDE MORTGAGE OR TRUST DEED WHICH IS A FIRST AND PARAMOUNT LIEN AGAINST SUCH PORTION OF THE TOTAL PROPERTY OWNED BY THE DEFAULTING OWNER AT THE TIME OF THERE RECORDING OF NOTICE OF SUCH LIEN.

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