

UNOFFICIAL COPY

TRUSTEE'S DEED

1988 JUL 14 PM 3 54

88309376

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 1st 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 4th day of November, 1987, and known as Trust Number 103932-05 party of the first part, and Sheldon James Perlow 620A S. Laflin St., Chicago, IL 60607 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.

12.00

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.

★ 5 CITY OF CHICAGO ★ ★ 0
 ★ 6 REAL ESTATE TRANSACTION TAX ★ ★ 0
 ★ 7 DEPT. OF REVENUE JUL 14 88 ★ ★ 8
 ★ 8 999.00 ★ ★ 2
 ★ 9 RECEIVED ★ ★ 3
 ★ 0

★ 5 CITY OF CHICAGO ★ ★ 0
 ★ 6 REAL ESTATE TRANSACTION TAX ★ ★ 0
 ★ 7 DEPT. OF REVENUE JUL 14 88 ★ ★ 8
 ★ 8 744.75 ★ ★ 2
 ★ 9 RECEIVED ★ ★ 3
 ★ 0

This deed is executed by the party of the first part as Trustee, on behalf, 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 coming. This deed is made subject to the liens of all deeds and/or mortgages upon said real estate, if any, recorded or required to be recorded.

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 chosen by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
 on Trustee, its Assistant Vice President, and its Assistant Secretary.



By: *[Signature]* VICE PRESIDENT
 Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS,
 COUNTY OF COOK

SS.

THIS INSTRUMENT
 PREPARED BY

Anita M. Lubins

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

"OFFICIAL SEAL"

Given under my hand and Notary Seal
 Notary Public, State of Illinois
 My Commission Expires 6/27/89

Date 6/28/88

[Signature] Notary Public

D E L I V E R Y INSTRUCTIONS
 NAME: *James Perlow*
 STREET: *Wells Steel Corporation*
 CITY: *1000 East 111th Street Chicago, Ill. 60628*

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
 620A S. Laflin St.
 Chicago, IL 60607

OR
 BOX 333-CC

RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JUL 14 88
 11.6.25

REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 JUL 14 88
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EXHIBIT A

PARCEL 1:

Lot 11 except the South 87.51 feet 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 ingress and egress the benefit of Parcel 1 as set forth in Declaration recorded as Document 88065290.

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: 620A S. Laflin St., Chicago, IL 60607

PIN#: 5-17-17-300-018(019,020,021,022)-0000

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