

UNOFFICIAL COPY

TRUSTEE'S DEED

88318837

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 1st day of July, 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 Thomas R. Ziech and Shelley Ziech, his wife, 620C S. Laflin St., Chicago, IL, parties 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 parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" attached.

12.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 117.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JUL 20 '88 877.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JUL 20 '88 877.50

TO HAVE AND TO HOLD the same unto said parties of the second part, to have, not in tenancy in common, but in joint tenancy.

1988 JUL 20 PM 1:00

88318837

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 thereto 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 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, (not personally),



By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, ss. COUNTY OF COOK P. H. Johansen

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.

This instrument prepared by

American National Bank and Trust Company of Chicago Notary Public P. H. Johansen Commission Expires 6/27/92

Given under my hand and Notary Seal,

L. M. Sowienski

Date 7/11/88

Notary Public

DELIVERY INSTRUCTIONS

NAME PHILIP E. RUBIN STREET 500 Central Avenue CITY Northfield, IL 60093

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

620C S. Laflin St. Chicago, IL

OR BOX 333 - CC RECORDER'S OFFICE BOX NUMBER

COOK COUNTY REAL ESTATE TRANSACTION TAX STAMP - JUL 20 '88 117.00

88318837

UNOFFICIAL COPY

88318837

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0 0 3 1 8 3 3 7

EXHIBIT "A"

PARCEL 1:

The North 20.69 feet of the South 66.82 feet of Lot 11 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 FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1988 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 Seller is willing to insure; (12) acts done or suffered by the Purchaser.~~

Commonly known as: 620C S. Laflin St.
Chicago, IL 60607

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

88318837

Recorder's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000