

89436184

Trustee's Deed

132 EAST DELAWARE PLACE CONDOMINIUM

THIS INDENTURE, Made this 8<sup>th</sup> day of September, A.D., 1989, between LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated August 17, 1987, and known as Trust Number 111200, ("Seller") and Sherman J. Rosen and Rhoda R. Rosen, his wife, as joint tenants, ("Purchaser").

Address of Purchaser(s): Unit 4802, 132 East Delaware Place, Chicago, Illinois 60611;

WITNESSETH, that Seller, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto Purchaser, the following described real estate located in Cook County, Illinois, to wit:

DEPT. OF RECORDS & CLERK  
TRAP 05080795/89 13:58:00  
15958 + B \* - 89 - 436184  
COOK COUNTY RECORDER

Parcel 1

Unit No. 4802 in 132 East Delaware Place Condominium as delineated on a survey of lot 4 in 900 North Michigan a Resubdivision of land, property and space of part of Block 13 and the accretions thereto in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 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 Ownership, recorded in the Office of Recorder of Deeds of Cook County recorded as Document No. 89301306, as amended from time to time, together with its undivided percentage interest in the common elements, together with the tenements and appurtenances thereunto belonging.

Parcel 2

All those certain easements, privileges, rights of use, and all other benefits for the benefit of Parcel 1 described in the Declaration of Covenants, Conditions, Restrictions and Easements dated April 20, 1989, made by LaSalle National Bank, as Trustee under Trust Agreement dated March 1, 1984 and known as Trust No. 107701 and LaSalle National Bank, as Trustee under Trust Agreement dated September 1, 1988 and known as Trust No. 113495 and recorded May 9, 1989 as Document No. 89208434, as amended from time to time.

1 of 2 dm

252795

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP SEP 15 1989  
291.00  
P.S. 11439

COOK COUNTY  
893160  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
SEP 15 1989  
DEPT. OF REVENUE  
291.00  
P.B. 10761

Box 15

1600

89436184

UNOFFICIAL COPY

10/21/2014

Property of Cook County Clerk's Office

W.O

~~1/31/14~~

10/21/2014

# UNOFFICIAL COPY

8 9 4 3 6 1 8 4

TO HAVE AND TO HOLD the same unto said Purchaser aforesaid and to the proper use, benefit of Purchaser.

Seller also hereby grants to Purchaser 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 aforementioned Declaration of Condominium Ownership, and Seller reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium Ownership 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 of Condominium Ownership the same as though the provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

THIS CONVEYANCE IS SUBJECT TO SELLER'S AND THE DEVELOPER'S REMEDY AND RIGHT TO REPURCHASE THE UNIT PURSUANT TO THE TERMS SET FORTH IN THE CONDOMINIUM PURCHASE AGREEMENT RELATING TO THE UNIT AND THE AFOREMENTIONED DECLARATION OF CONDOMINIUM OWNERSHIP.

In the event Purchaser does not reside in the Unit within seven (7) months after the date hereof, or within one (1) year after the date hereof Purchaser contracts to sell or lease the Unit, Developer shall have the right to repurchase the Unit. Purchaser shall notify Developer in writing not less than sixty (60) days prior to the closing of such a proposed sale or lease, which notice shall contain the name and address of the proposed purchaser or tenant and shall contain a copy of the proposed contract of sale or lease including the terms and conditions of such sale or lease. Developer shall have the right to repurchase the Unit, which right shall be exercised by written notice to Purchaser within thirty (30) days after receipt of said notice from Purchaser, or within thirty (30) days after such seven (7) month period.

If Developer gives written notice to Purchaser within said 30-day period that it does not elect to exercise said repurchase right, or if Developer fails to give any written notice to Purchaser during the 30-day period, then Developer's right to repurchase the Unit shall terminate and Purchaser may proceed to close the proposed sale or lease; provided, however, that if Purchaser fails to close the proposed sale or lease with the proposed purchaser or tenant on the terms and conditions contained in the aforesaid notice, the right of repurchase granted to Developer herein shall remain in effect and shall be applicable to any subsequent sale or lease by Purchaser of the Unit within the remainder of the applicable period.

0436184

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

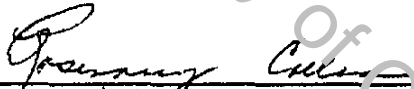
8 9 4 3 6 1 8 4

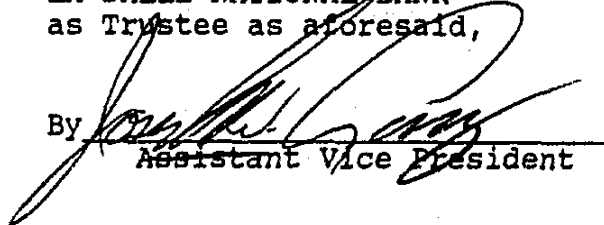
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

LA SALLE NATIONAL BANK  
as Trustee as aforesaid,

  
Assistant Secretary

By   
Assistant Vice President

This instrument was prepared by:

Rae F. Tsourmas  
Katten Muchin & Zavis  
525 West Monroe Street  
Suite 1600  
Chicago, Illinois 60606-3693

Address of Property: 132 East Delaware Place  
Unit 4802  
Chicago, Illinois 60611

Permanent Real Estate Tax Nos.:

17-03-210-001	17-03-211-001	17-03-212-001
17-03-210-002	17-03-211-002	17-03-212-002
17-03-210-003	17-03-211-003	17-03-212-003
17-03-210-004	17-03-211-004	17-03-212-004
17-03-210-006	17-03-211-005	
17-03-210-007	17-03-211-006	
17-03-210-008	17-03-211-007	
17-03-210-009	17-03-211-009	
17-03-210-011	17-03-211-015	
17-03-210-012	17-03-211-016	
17-03-210-013	17-03-211-017	
17-03-210-014	17-03-211-019	
	17-03-211-021	

89436184

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00-011-1000  
00-011-1000  
00-011-1000  
00-011-1000

1/20/2003

# UNOFFICIAL COPY

8 9 4 3 6 1 8 4

After recordation, mail to:

Bruce Kiselstein  
McDowell & Colantoni, Ltd.  
35 East Wacker Drive  
Suite 1000  
Chicago, Illinois 60601

Property of Cook County Clerk's Office

89436184

# UNOFFICIAL COPY

8 9 4 3 6 1 8 4

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK        )

I, Kathy Pacana, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG Assistant Vice President of LA SALLE NATIONAL BANK, and Rosemary Collins Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of September, A.D. 1989.

Kathy Pacana  
NOTARY PUBLIC



Office

89436184



UNOFFICIAL COPY

Property of Cook County Clerk's Office

