

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this 7th day of September, 1989, 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 Joseph Ejadi, 74 Park St., West Caldwell, NJ 07006 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) 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 Exhibit "A" Attached

together with the tenements and appurtenances thereto belonging 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.

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 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 hereunto 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 not personally.



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

STATE OF ILLINOIS, COUNTY OF COOK } SS

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 13 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, 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 use and purpose 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 use and purpose therein set forth.

Given under my hand and Notary Seal, [Signature] Date 9/7/89 Notary Public

DELIVERY INSTRUCTIONS: NAME Joseph Ejadi, STREET 74 Park Street, CITY West Caldwell NJ OR 07006

FOR INFORMATION ONLY: INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 727C S. Ashland Ave. Chicago, IL 60607

RECORDER'S OFFICE BOX NUMBER BOX 333 - GG

STATE OF ILLINOIS, COOK COUNTY, REAL ESTATE TRANSACTION TAX 900.00, CITY OF CHICAGO, REAL ESTATE TRANSACTION TAX 9461352

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1

Unit 727C in Garibaldi Square on the Park Condominium as delineated on a survey of the following described real estate:

Lot 36 in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium as Document 89-406373 together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

#### PARCEL 2

The exclusive right to the use of Parking Space No. P-33, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

Grantor also hereby grants to the Grantee, 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 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.

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.

**SUBJECT TO:** Current non-delinquent real estate taxes and taxes for subsequent years; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing plat of re subdivision affecting the Purchased Unit; the Declaration and other project documents including all amendments and exhibits thereto; public, private and utility easements, covenants, conditions and restrictions of record; 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; roads and highways, if any, leases and licenses affecting the Common Elements; acts done or suffered by the Purchaser.

Commonly known as: 727-C S. Ashland Ave., Chicago, IL 60607

PIN# 17-17-300-048-0000