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TRUSTEE'S DEED

COOK CO. NO. 018 175748

89489561

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

DZ 72-29-780

THIS INDENTURE, made this 13th day of October, 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 7th day of July, 1982, and known as Trust Number 55604 party of the first part, and Albany Bank & Trust Company under Trust Agreement dated October 13, 1989 and known as Trust Number 11-4674 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 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 HERETO.

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part.

Subject to the Matters Listed on Exhibit B Attached Hereto.

14.00

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 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 REAL ESTATE TRANSFER TAX DEPT OF REVENUE 85.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE 487.50

2831133



STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY RICHARD S. WITEK AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LABALLE 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 of said National Banking Association for the uses and purposes therein set forth.

OFFICIAL SEAL L. M. SOVANSKI My Commission Expires 6/21/92

OCT 13 1989 Notary Public

DELIVERY INSTRUCTIONS NAME: William Horvath STREET: 1749 W. Granville CITY: Chicago, IL 60660 RECORDER'S OFFICE BOX NUMBER: 333

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 253 East Delaware Unit 21F Chicago, Illinois

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EXHIBIT A

UNIT 21F IN 253 EAST DELAWARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 (EXCEPT THE EAST 5 FEET THEREOF) AND ALL OF LOT 6 IN LAKE SHORE DRIVE ADDITION TO CHICAGO A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF FRACTIONAL SECTION 3, TOWNSHIP 30 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 RECORDED AS DOCUMENT 25993450 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 9, 1981 AS DOCUMENT 25993450

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT'
2. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND OVER THE WEST LINE OVER THE PUBLIC WAY BY 1/4 INCH AS DISCLOSED BY SURVEY TO BE CERTIFIED AND DATED FEBRUARY, 1981
3. ENCROACHMENT OF GARAGE LOCATED MAINLY ON THE LAND OVER THE WEST LINE OVER THE PUBLIC WAY BY 1/8 INCH AS DISCLOSED BY SURVEY TO BE CERTIFIED AND DATED FEBRUARY, 1981
4. ENCROACHMENT OF GUARDRAIL ATTACHED TO GARAGE LOCATED ON THE LAND OVER THE WEST LINE AND OVER THE PUBLIC WAY BY 0.35 FEET AND OVER THE SOUTH LINE OVER THE LAND SOUTH AND ADJOINING BY 0.72 FEET AS DISCLOSED BY SURVEY TO BE CERTIFIED AND DATED FEBRUARY, 1981
5. PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, AND ROADS AND HIGHWAYS, IF ANY
6. PARTY WALL RIGHTS AND AGREEMENTS, IF ANY
7. SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED
8. ANY UNCONFIRMED SPECIAL TAX OR ASSESSMENT
9. INSTALLMENTS NOT DUE AT THE DATE HEREOF FOR ANY SPECIAL TAX OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED
10. GENERAL TAXES FOR THE YEAR 1989 AND SUBSEQUENT YEARS
11. INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM

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Property of Coopers & Lybrand

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes therein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof; and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant authorities vested in said trustee, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, in possession or reversion, by lease to commence in any present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to demand change of bodily leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises or whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any money, rents, or money borrowed or advanced on said premises, or be obliged to see to the terms of the trust have been complied with, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (e) that at the time of the delivery thereof the trust created by said instrument and by said trust agreement was in full force and effect; (d) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee or that the interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is or has been registered, the Registrar of Titles is hereby directed to note in the certificate of registration of the title to any of the above lands in accordance with the statute in such case made and provided.