

89507094

**TRUSTEE'S DEED**  
**132 EAST DELAWARE PLACE CONDOMINIUM**

1 all pp

THIS INDENTURE, Made this 12<sup>th</sup> day of October, 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 Irene Brown, a married woman ("Purchaser").

(Address of Purchaser(s): 4390 W. Dunes Highway, Michigan City, IN 46360,

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, situated in Cook County, Illinois, to wit:

Parcel 1

Unit No. 6104 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.

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

TTIC 252880

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12.10

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Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP OCT 25 '89

290.00

STATE 89507094

REAL ESTATE TRANSFER TAX

OCT 25 '89

DEPT. OF REVENUE

580.00

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

W.D.  
#43500  
#

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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 THE REMEDY AND RIGHT OF JMB/URBAN 900 CONDOMINIUM LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND THE BENEFICIARY OF SELLER (THE "DEVELOPER") TO REPURCHASE THE UNIT PURSUANT TO THE TERMS SET FORTH IN THE CONDOMINIUM PURCHASE AGREEMENT RELATING TO THE UNIT (THE "PURCHASE AGREEMENT").

Subject to the terms of the Purchase Agreement, 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 (as said term is defined in the Purchase Agreement) 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, on the terms set forth in the Purchase Agreement.

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 said one-year period.

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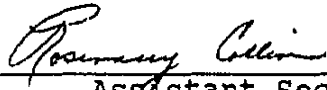
8 9 5 0 7 0 9 4

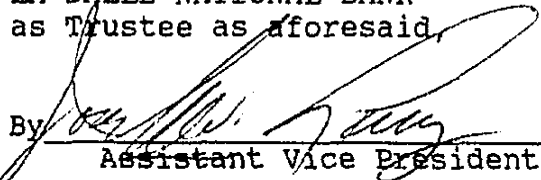
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or 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:

Randi Heichman  
Katten Muchin & Zavis  
525 West Monroe Street  
Suite 1600  
Chicago, Illinois 60606

Address of Property: 132 East Delaware Place  
Unit 6104  
Chicago, Illinois 60611

Permanent Real Estate Tax Nos.: 17-03-210-001, 17-03-210-002,  
17-03-210-003, 17-03-210-004, 17-03-210-006, 17-03-210-007, 17-  
03-210-008, 17-03-210-009, 17-03-210-011, 17-03-210-012, 17-03-  
210-013, 17-03-210-014, 17-03-211-001, 17-03-211-002, 17-03-211-  
003, 17-03-211-004, 17-03-211-005, 17-03-211-006, 17-03-211-007,  
17-03-211-009, 17-03-211-015, 17-03-211-016, 17-03-211-017, 17-  
03-211-019, 17-03-211-021, 17-03-212-001, 17-03-212-002, 17-03-  
212-003, 17-03-212-004,

After recordation, mail to:  
Mr. Craig V. Braje  
621 Franklin Square  
P.O. Box 1006  
Michigan City, IN 46360

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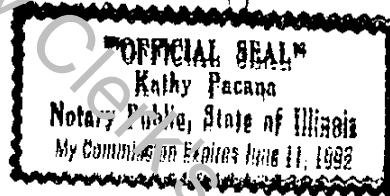
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STATE OF ILLINOIS    )  
                                  )    SS  
COUNTY OF COOK        )

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 17<sup>th</sup> day of October, A.D. 1989.

Kathy Pacana  
NOTARY PUBLIC



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