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COOK COUNTY REC. 016

TRUSTEE'S DEED 1999 JAN 6 AM 10:07 89006646

Form 3591

Joint Tenancy

The above space for recorders use only



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

THIS INDENTURE, made this 1st day of December, 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 Michael A. Battrell and Kathy D. Peterson, his wife in Joint Tenancy, of 6342 N. Sheridan Rd., Apt. 7A, Chicago, IL 60660, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, 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

CITY OF CHICAGO REAL ESTATE TRANSACTION DEPT. OF REVENUE JAN-5-89

1010

together with the tenements and appurtenances thereunto belonging.

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

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 prior 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 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, here or, personally,



By: [Signature] Vice President Attest: [Signature] Assistant Secretary

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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 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 33 NORTH LA SALLE STREET CHICAGO, ILLINOIS

Given under my hand and Notary Seal.

[Signature] Notary Public

DELIVERY INSTRUCTIONS NAME: Charles P. Gyll STREET: 33 N. La Salle - Suite 3400 CITY: Chicago, IL 60602 OR BOX 333-CC RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 616B S. Laflin St. Chicago, IL 60607

COOK COUNTY REAL ESTATE TRANSACTION TAX 127 89006646 1988

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EXHIBIT "A"

PARCEL 1: That part of Lot 13 lying between the following radial bearing lines drawn through the radius point of said Lot 13, North 13 degrees 46 minutes 26 seconds West and North 27 degrees 37 minutes 12 seconds West, said bearing lines being referenced to the West line of said Lot 13; all in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustee's Subdivision of the West $\frac{1}{2}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ 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, 1998 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 Escrowee is willing to insure; (12) acts done or suffered by the Purchaser.

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Commonly known as: 616B S. Laflin St., Chicago, IL 60607

PIN#: 17-17-302-012-0000, 17-17-302-018-0000

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PERSONAL UNDERTAKING

WHEREAS, the Chicago Title Insurance Company, hereinafter referred to as "the Company," is about to issue its title insurance policy or policies or commitments therefor, all hereinafter referred to as "the Title Insurance Policy," No. 71 90 168, in respect to the land therein described as follows:

See Attached

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims or other matters, all hereinafter referred to as "Exceptions to Title," described as follows:

POSSIBLE MECHANICS' LIEN CLAIMS WHICH MAY ARISE AS A RESULT OF THE COMPLETION OF CONTRACTS LET FOR IMPROVEMENTS ON THE PREMISES IN QUESTION.

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter in the ordinary course of its business issue title insurance policy or policies or commitments therefor in the form or forms now or then commonly used by the Company in respect to the land or to some part or parts thereof, or interests therein, all of the foregoing being hereafter referred to as "Future Policies or Commitments," either free and clear of all mention of the aforesaid exceptions to Title or insuring against loss or damage by reason thereof:

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy and the payment of \$1.00 to the undersigned by the Company, the sufficiency and receipt of which is hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives and assigns do hereby covenant and agree with the Company: (1) to forever fully protect, defend and save the Company harmless from and against all the Exceptions to Title, in and from any and all loss, costs, damages, attorney's fees and expenses of every kind and nature which it may suffer, expend or incur under, or by reason, or in consequence of the Title Insurance Policy on account, or in consequence, or growing out of the Exceptions to Title, or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may be claimed to exist under, or by reason, or in consequence, or growing out of the Exceptions to Title or any of them; (2) to provide for the defense, at their own expense, on behalf and for the protection of the Company and the parties insured or who may become insured, against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any Exceptions to Title which may be asserted or attempted to be asserted, established or enforced in, to, upon, against or in respect to the land or any part thereof, or interest therein; (3) to pay, discharge, satisfy or remove all of the Exceptions to Title on or before _____ and (4) that each and every provision herein shall extend and be in force concerning Future Policies or Commitments.

FOR CORPORATIONS

IN WITNESS WHEREOF, the undersigned, being the hereinafter named corporation, has caused these presents to be signed by its _____ President and attested by its _____ Secretary and has caused its corporate seal to be hereto affixed this _____ 27 _____ day of December _____ A.D. 1988 CHS GARIBALDI, INC.

By [Signature] VICE President
ATTEST: [Signature] Secretary
Address of Corporation: 676 St. Clair Chicago, IL 60611

FOR CORPORATIONS

IN WITNESS WHEREOF, the undersigned, being the hereinafter named corporation, has caused these presents to be signed by its _____ President and attested by its _____ Secretary and has caused its corporate seal to be hereto affixed this _____ 27 _____ day of December _____ A.D. 1988 HEMPHILL-GARIBALDI, INC.

By [Signature] President
ATTEST: [Signature] Secretary
Address of Corporation: 330 W. Frontage Road Northfield, IL 60093

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