

TRUSTEE'S DEED

1989 MAR PM 3:15

89097039

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 5th day of January, 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 Thomas J. McCaffrey and Diane R. McCaffrey of 1635 N. LaSalle St., Chicago, IL 60614, parties 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, 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

with the tenements and appurtenances thereunto belonging.

DEMAND TO HOLD the same unto said parties of the second part, to-wit, 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 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 hereto 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

This instrument prepared by:

American National Bank and Trust Company 33 NORTH LA SALLE STREET, CHICAGO 60690

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 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 uses and purposes therein set forth.

Given under my hand and Notary Seal

Date JAN 1 1989

Notary Public

DELIVERY INSTRUCTIONS

NAME Terry G. Chapman Esq. STREET 200 W. Harrison St. CITY Chicago, IL 60607 OR BOX 393 - TH RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1451 W. Harrison St.

Chicago, IL 60607

89097039

143888-719161-8884 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

761.25 DEPT. OF REVENUE MAR-5'89

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX 761.25 COOK COUNTY REAL ESTATE TRANSACTION TAX 761.25 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 761.25

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## EXHIBIT "A"

### PARCEL 1:

The East 18.32 feet of the West 57.73 feet of Lot 5 in Garibaldi Square Subdivision, being a subdivision of parts of Blocks 40 and 41 of Canal Trustee's Subdivision of the West ½ and the West ½ of the Northeast ¼ 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, 1988 AS DOCUMENT 88065290. (the DECLARATION)

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, 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, Chicago Title Insurance Company, pursuant to the contract dated November 14, 1987 between Garibaldi Square Associates, beneficiary of American National Bank & Trust Company of Chicago, Trust #103932-05, grantor and grantee, is willing to insure; (12) acts done or suffered by the Purchaser.

\* not violated and which will not interfere with Purchaser's intended use and enjoyment or the marketability of the Townhome;

Commonly known as: 1451 W. Harrison St., Chicago, IL 60607

PIN#: 17-17-302-003-0000, 17-17-302-004-0000

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