

UNOFFICIAL COPY 89107270

This Indenture, made this 9th day of September, 1989, between LaSalle 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 the 3rd day of August, 1987, and known as Trust Number 112533, party of the first part, and Thomas /James Mansmith and Gail /Lynn Purkey, his wife, parties of the second part.

(Address of Grantee(s): 731 Plymouth Court, Chicago, Illinois

Witnesseth, that said party of the first part, in consideration of the sum of Ten Dollars and no/100ths----- Dollars (\$ 10.00)

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in

Cook County, Illinois, to wit:

For the legal description and subject to provision, see attached rider which is expressly incorporated herein and made a part hereof.

Property Address: 720 South Dearborn, Unit 203, Chicago, Illinois 60605

Permanent Real Estate Index Number: 17-16-406-018

together with the tenements and appurtenances thereunto belonging.

To Have And To Hold the same unto said parties of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said parties of the second part forever.

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:

LaSalle National Bank as Trustee as aforesaid.

Assistant Secretary (Signature)

By Assistant Vice President (Signature)

This instrument was prepared by: Corinne Bek (hd)

LaSalle National Bank Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690

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State of Illinois
County of Cook

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SS:

I, Harriet Denisewicz

a Notary Public in and for said County.

in the State aforesaid, **Do Hereby Certify** that

Corinne Bek

Assistant Vice President of LaSalle National Bank, and

Rita Slimm Welter

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

9th

day of

March

A.D. 1989

Harriet Denisewicz
Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MARI 0'89
PB. 11189
985.00

"OFFICIAL SEAL"
Harriet Denisewicz
Notary Public, State of Illinois
My Commission Expires 03/01/91

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MARI 0'89
PB. 11189
298.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MARI 0'89 DEPT. OF REVENUE
PB. 10761
79.75

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MARI 0'89
PB. 11430
78.75

Mail to: Box 15
Richard J. Lerma
Witness, Burling, Paltrock & Deampietro
125 South Wacker Drive (Suite 2700)
Chicago, IL 60604

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DEPT-01
T#3333 TRAN 5177 03/10/89 15:40:00 \$14.00
#5983 C * -89-107270
COOK COUNTY RECORDER

Box No. 15

TRUSTEE'S DEED
(in Joint Tenancy)

Address of Property

LaSalle National Bank

Trustee
To

89107270

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

Handwritten signature

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EXHIBIT A - LEGAL DESCRIPTION
720 S. DEARBORN
CHICAGO, ILLINOIS

UNIT NO 203 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13, (EXCEPT THOSE PARTS TAKEN FOR STREETS) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION CHICAGO LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126 AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9-5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF THE 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2-3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO; COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88585732, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK, COUNTY, ILLINOIS.

Subject to: Covenants, conditions, restrictions and building liens of record; terms, provisions, covenants, and conditions of declaration of condominium ownership and all amendments thereto; private, public and utility easements including easements established by or implied from the declaration of condominium ownership or amendments thereto, if any; encroachments, if any; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act of Illinois; special city

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or county taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; applicable zoning and building codes, laws, or ordinances; general real estate taxes for the 1988 and subsequent years; installments due after the date of closing of assessments established pursuant to the declaration of condominium ownership and the by-laws of the association; acts done or suffered by Purchaser; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the common elements; Chapter 100.2 of the Municipal Code of Chicago and possible rights of Chicago Tunnel Company and Chicago Warehouse and Terminal Company, and all persons claiming thereunder, to tunnels located under the land.

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.

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