

UNOFFICIAL COPY

TRUSTEE'S DEED

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

APR 1989 DEPT OF REVENUE 136.75

DEPT-01 \$13.25
T43333 TRAN 8588 04/25/89 12143100
03710 * C * -89-183352
COOK COUNTY RECORDER

89-183352

89183352

(The above space for recorders use only)

192 5/19/70/34

THIS INDENTURE, made this 18th day of April, 1988, between BANK OF RAVENSWOOD, an Illinois Banking Corporation 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 15th day of September, 1986, and known as Trust Number 29-8030, party of the first part, and DENNIS A. BLODGETT & ROBERT J. WILSON, party of the second part.

Address of Grantee(s): 336 Wellington, #2701, Chicago, IL 60657

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 convey and quit claim unto said parties of the second part, as joint tenants with rights of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A, attached hereto and made a part herof, for legal description

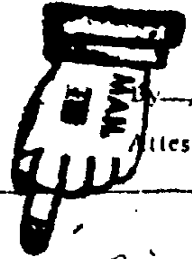
89183352

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

PLN: 14-29-302-024, 14-29-302-025, 14-29-302-026, 14-29-302-027, 14-29-302-028, 14-29-302-034, 14-29-302-035, 14-29-302-036, 14-29-302-039

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 given to secure the payment of money, and remains unchanged 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 Vice President and attested by its Trust Officer, the day and year first above written.



BANK OF RAVENSWOOD As Trustee as Aforesaid
Assistant Vice President
Assistant Trust Officer

MAIL TO: NAME James T. McGuire
ADDRESS 7610 W. North Ave.
CITY AND STATE Elmwood Park, IL 60635
OR RECORDER'S OFFICE BOX NO 1325

ADDRESS OF PROPERTY: 2700B North Southport
Chicago, Illinois 60614
Michael A. LaTona, Esq.
222 West Ontario, Suite 430
Chicago, IL 60610

COOK COUNTY REAL ESTATE TRANSACTION TAX 136.75

Document Number

Revenue stamps and orders attached here.

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STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

MARTIN S. EDWARDS

Vice-President of the BANK OF RAVENSWOOD, and
John R. Griffith

44881-88

Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Trust Officer~~ Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the 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 20th day of APRIL 1989

[Signature]
Notary Public

"OFFICIAL SEAL"
DOUGLAS W. MYERS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/2/92

★ 039813 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-'89 500.00 ★
★ RB 11155

★ 039821 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-'89 577.25 ★
★ RB 11156

★ 039813 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-'89 500.00 ★
★ RB 11156

★ 039820 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-'89 500.00 ★
★ RB 11156

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EXHIBIT A9 | 3 3 3 5 2
TO TRUSTEE'S DEED

LEGAL DESCRIPTION OF UNIT

UNIT 2700 B IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARCEL 1: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF HERETOFORE DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS' SUBDIVISION OF BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 OF LOT 4 (EXCEPT THE NORTH 50 FEET OF THE EAST 139.20 FEET AND THE WEST 33 FEET THEREOF) IN JOSEPH E. SHEFFIELDS' SUBDIVISION OF BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 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 THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 88-248725, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION.

This deed is subject to: (i) non-delinquent general real estate taxes and special city or county taxes or assessments; (ii) encroachments; (iii) building lines, conditions and restrictions of record; (iv) limitations and conditions imposed by the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; (v) terms, provisions and conditions set forth in Declaration of Condominium Ownership of Park Lane Townhome Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 86-248725, as amended from time to time; (vi) private, public and utility easements, including any easements established by or implied from said Declaration of Condominium Ownership; (vii) acts done or suffered by, through or under Grantee; (viii) leases and agreements affecting the Common Elements; and (ix) liens and other matters of title over which Intercounty Title Company of Illinois is willing to insure.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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EXHIBIT A TO TRUSTEE'S DEED

LEGAL DESCRIPTION OF UNIT (continued)

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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