

UNOFFICIAL COPY 89303013

TRUSTEE'S DEED

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89303013

Form 2591

Joint Tenancy

The above space for recorders use only

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THIS INDENTURE, made this 7th day of June, 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 Francisco Martinez and Maria Martinez, his wife, 1434 Ashland, River Forest, IL 60305, 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

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL-5'89



900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL-5'89



948.75

together with the tenements and appurtenances thereto belonging.

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

12.00

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 as 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 mortgages, 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 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, its officers, and its personally.



J. MICHAEL WHELAN

Vice President

Signature of J. Michael Whelan

Vice President

Assistant Secretary

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, is a duly organized corporation under the laws of the State of Illinois, and that the undersigned is a duly qualified Notary Public in and for the County and State aforesaid, and that the above named party of the first part is a duly authorized officer of said National Banking Association, and that the above named party of the second part is a duly qualified party of the second part, and that the above named party of the first part has caused its corporate seal to be hereunto 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.

"OFFICIAL SEAL" L. M. Joviencki

33 NORTH LA SALLE STREET, CHICAGO 60609

Given under my hand and Notary Seal.

L. M. Joviencki

Date 6/7/89

Notary Public

NAME TIMOTHY E. MCKAN
STREET 111 W. WASHINGTON ST.
CITY SUITE 2010 CHICAGO, ILL. 60607

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1421 W. Harrison St.

Chicago, IL 60607

INSTRUCTIONS OR BON 333 - GG RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE 1123.25

REAL ESTATE TRANSACTION TAX REVENUE 948.75

89303013 Document Number

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EXHIBIT "A"

PARCEL 1:

Lot 2 except the East 131.05 feet 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 OF INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 16, 1978 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.

Commonly known as: 1421 W. Harrison St., Chicago, IL 60657

PIN#: 17-17-302-040-0000

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