

UNOFFICIAL COPY 90414886

This indenture, made this 20th day of AUGUST 1990 between LaSalle National Trust, N.A., 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 26th day of APRIL 1988, and known as Trust Number 113172 (the "Trustee"), and STEVEN J. KOKOTAS, JR. and DALIA-CASTILLO-KOKOTAS, his wife (the "Grantees")

(Address of Grantee(s): 9120 Washington Brookfield, IL 60513)

Witnesseth, that the Trustee, in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantees, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to wit:

See legal description Unit No. 6C, in The Westgate Condominium, attached hereto and made a part hereof

90414886

Property Address: 812 W. Van Buren, Unit C, Chicago, Illinois

Permanent Real Estate Index Number: 17-17-228-007, 17-17-228-008, 17-17-228-009

together with the tenements and appurtenances thereunto belonging.

DEPT-01 RECORDING \$15.00
151111 TRAN 4636 08/24/90 16130:00
\$5457 * - 90 - 4 14886
COOK COUNTY RECORDER

To Have And To Hold the same unto the Grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of the Grantees 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, the Trustee 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 Trust, N.A.
as Trustee as aforesaid.

Assistant Secretary
*LaSalle National Trust, N.A. Successor
Trustee to LaSalle National Bank

By Assistant Vice President

This instrument was prepared by:
William H. Dillon lf

LaSalle National Trust, N.A.
Real Estate Trust Department
135 South LaSalle Street
Chicago, Illinois 60603-4192

Section 200.1-2B6 or under provisions of Paragraph M, Section 200.1-4B of the Chicago Transaction Tax Ordinance. Date P-24-90 Paula Adams, As Agent Buyer, Seller, or Representative

90414886

15.00 PV 15

Martha Ann Brookins

Notary Public in and for said County

In the State aforesaid, Do hereby Certify that

Corinne Bak

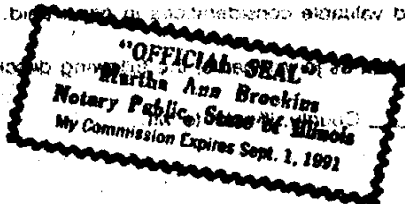
Assistant Vice President of LaSalle National Trust, N.A. and

William H. Billington

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 23rd day of August AD. 1990

Martha Ann Brookins
Notary Public



Property of Cook County Clerk's Office

Box No. 90414886

TRUSTEE'S DEED
(In Joint Tenancy)

Address of Property

LaSalle National Trust, N.A.

To

LaSalle National Trust, N.A.
105 South LaSalle Street
Chicago, Illinois 60603-4182

EXHIBIT A

PARCEL 1:

Unit No. 6C, in The Westgate Condominium as delineated on a plat of survey of the following described Real Estate:

PARTS OF LOTS 9, 10, AND 11 IN BLOCK 20 OF DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 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 dated June 21, 1990 filed with the Registrar of Titles as Document No. LR3891819, and recorded with the Recorder of Deeds as Document No. 90303797, together with its undivided percentage interest in the common elements.

PARCEL 2:

Nonexclusive Easement in favor of Parcel 1 for ingress and egress as created, limited and defined in Declaration of Easements, Restrictions and Operating Agreements dated June 21, 1990 and filed with the Registrar of Titles as Document No. LR3891818 and recorded with the Recorder of Deeds as Document No. 90303796 through; over and across the lobby area and corridor between the elevator and the door in the southeast portion of the "Commercial Property".

Commonly known as: 812 W. Van Buren, Unit 6C
Chicago, Illinois

PINS: 17-17-228-007
17-17-228-008
17-17-228-009

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 Declarations, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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 Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

SUBJECT TO: 90414886

1. General Real Estate Taxes not yet due and payable.
2. The Act, the Plat and the Declaration.

(continued)

3. Easements, covenants, restrictions and building lines of record, including without limitation, that certain Declaration of Easements, Restrictions and Operating Agreements.
4. Applicable zoning and building laws or ordinances.
5. Rights of The Westgate Condominium Association with respect to the portions of the Property to be administered by the Association pursuant to the Condominium Documents.
6. Rights and easements for streets and public utilities.
7. Party wall agreements.
8. Rights of the public and of the City of Chicago in the property for alley purposes.
9. Acts done or suffered by Purchaser.

NO TENANT HAD ANY RIGHT OF FIRST REFUSAL, OR STATUTORY OPTION TO PURCHASE THE UNIT PURSUANT TO...

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EXHIBIT 4

PARCEL 1:

This No. 00 in the Westgate Condominium is defined as follows:
of survey of the following described real estate:
PARTS OF LOTS 10 AND 11 IN BLOCK 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF COOK, ILLINOIS, AS SHOWN ON THE PLAT OF THE WESTGATE CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COOK COUNTY, ILLINOIS, ON APRIL 11, 1990, TOGETHER WITH THE RECORDS OF THE COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED INTERESTS, INCLUDING ALL COMMON ELEMENTS.

PARCEL 2:

Honorific Apartment is located at 813 W. Van Buren, Suite 100, Chicago, Illinois. The apartment is a two-bedroom unit with a living area of approximately 1,200 square feet. The apartment is currently occupied by the Westgate Condominium Association. The apartment is located in the southeast portion of the building.

Commonly known as: 813 W. Van Buren, Suite 100, Chicago, Illinois

PLAT: 17-17-228-007
17-17-228-008
17-17-228-009

It is the intent of the parties to this agreement that the apartment be used as a residential unit. The apartment shall be used for no other purpose. The apartment shall be used in accordance with the applicable laws and regulations of the City of Chicago. The apartment shall be used in accordance with the applicable laws and regulations of the State of Illinois. The apartment shall be used in accordance with the applicable laws and regulations of the United States of America.

COPIES:

SUBJECT TO:

1. General Test Estate Taxes not paid and payable.
2. The Act, the Plat and the Declaration.

(continued)

3. Easements, covenants, restrictions and other matters, including without limitation, easements, covenants, restrictions, and operating agreements.
4. Applicable zoning and building codes.
5. Rights of the Westgate Condominium Association pursuant to the Condominium Documents.
6. Rights and easements for streets and public utilities.
7. Party wall easements.
8. Rights of the public and of the City of Chicago in property for any purpose.
9. Acts done or suffered by persons.

NO TENANT HAS ANY RIGHT OF FIRST REFUSAL OR RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT PURSUANT TO SECTION 1.10 OF THE PROPERTY ACT OF THE STATE OF ILLINOIS.

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3. Easements, covenants, restrictions and building lines of record, including without limitation, that certain Declaration of Easements, Restrictions and Operating Agreements.

4. Applicable zoning and building laws or ordinances.

5. Rights of The Westgate Condominium Association with respect to the portions of the Property to be administered by the Association pursuant to the Condominium Documents.

6. Rights and easements for streets and public utilities.

7. Party wall agreements.

8. Rights of the public and of the City of Chicago in the property for alley purposes.

9. Acts done or suffered by Purchaser.

NO TENANT HAD ANY RIGHT OF FIRST REFUSAL, OR STATUTORY OPTION TO PURCHASE THE UNIT PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AND SECTION 100.2-6C OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO.

90414886

Office

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1. Easements, covenants, restrictions and other interests in land, including without limitation, those created by deed, mortgage, lease, license, easement, Restrictive Covenants and Operating Agreements.
2. Applicable zoning and building codes.
3. Rights of the mortgagee or lender in respect to the portions of the property subject to the mortgage pursuant to the governing documents.
4. Rights and easements for streets and public utilities.
5. Party wall agreements.
6. Rights of the public and of the city of Chicago in respect to property for alley purposes.
7. Acts done or suffered by tenants.
8. NO TENANT HAS ANY RIGHT OF REFUSAL TO PURCHASE THE UNIT FORWARD TO THE PROPERTY ACT OF THE STATE OF ILLINOIS AND THE MUNICIPAL CODE OF THE CITY OF CHICAGO.

Property of Cook County Clerk's Office

RECORDED