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TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

COCK
NO. 98
113 23

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 31 1990
DEPT. OF REVENUE
107.50

REAL ESTATE TRANSACTION TAX
Cook County
53.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
808.25

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1445558
2601891
2099471

THIS INDENTURE, made this 20th day of November, 1990, 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 1st day of December, 1985, and known as Trust Number 59981, party of the first part, and Craig Shipley, 1118 Quail Roost, Pittsburgh, PA 15237, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto.

Subject to: Real Estate Taxes for 1990 and subsequent years; Covenants, conditions and restrictions of record.

P.I.N.: 17-09-306-011-1022

Property Address: Unit 507
345 N. Canal St.
Chicago, IL 60606

together with the tenements and appurtenances thereto 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.

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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 thereto 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 act personally.



By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

THIS INSTRUMENT
PREPARED BY

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. WABALLE
CHICAGO, ILLINOIS

OFFICIAL SEAL

L. M. Sovienski
Notary Public, State of Illinois under my hand and Notary Seal.
My Commission Expires 6/27/92

NOV 27 1990
Date

Notary Public

DELIVERY INSTRUCTIONS
NAME: Scott R. Borstein, Esq.
STREET: Portes, Sharp, Herbst, Kravets
333 West Wacker Dr., Suite 500
CITY: Chicago, IL 60606

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 507, 345 N. Canal St.

Chicago, IL 60606

OR
BOX 333-00

RECORDER'S OFFICE BOX NUMBER

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Property of Cook County Clerk's Office

This Mortgage is executed by the American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said American National Bank and Trust Company of Chicago, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said First Party or on said American National Bank and Trust Company of Chicago personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, warranty or indemnity either express or implied herein contained, all such liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said American National Bank and Trust Company of Chicago personally are concerned, the legal holder of holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, and the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Vice-Presidents, or Assistant Vice-Presidents, and its corporate seal to be hereunto affixed 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.

[Signature]
Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

KULA DAVIDSON

NOVEMBER 27, 1990
a Notary Public, in and for said County, in the State aforesaid.

DO HEREBY CERTIFY, that *[Signature]* *[Signature]* Vice-President of the AMERICAN NATIONAL BANK AND TRUST COMPANY of Chicago, and *[Signature]* Assistant Secretary of said Company, who are 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 Company, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Company, did affix the corporate seal for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this *27th* day of *November* A.D. 19 *90*
Notary Public in and for Cook County, Illinois
My Comm. Expires 12/31/90
[Signature]

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EXHIBIT A

Legal Description

Parcel 1:

Unit 507 in Fulton House Condominium as delineated on the plat of survey attached to the Declaration of Condominium recorded on June 5, 1981 as Document 25895835 and Amendments thereto, being parts of Wharfing Lots in Block J and K of the original Town of Chicago and certain vacated streets all in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as declared in Declaration of Easements and Covenants dated June 1, 1981 and recorded June 5, 1981 as Document 25895261 and as created by deeds from LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 100819 to various unit owners over and across all that part of the property and space lying below a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of original Water Lot or Wharfing Lot 1, in Block K in the original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South half (except the North 3.00 feet of said South 1/2) of vacated West Carroll Street lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West Line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East Line of North Canal Street, and in the South Line of North 3.00 feet of the South half of vacated West Carroll Street; thence South 87 Degrees 04 Minutes 20 Seconds East, along the South Line of the North 3.00 feet of vacated Carroll Street aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 Degrees 04 Minutes 26 seconds East, a distance of 70.02 feet; thence North 82 Degrees 55 Minutes 32 Seconds East, a distance of 60.16 feet; thence North 07 Degrees 04 Minutes 28 Seconds West, a distance of 55.67 feet; thence North 87 Degrees 04 Minutes 20 Seconds West, a distance of 17.53 feet; thence North 02 Degrees 45 Minutes 50 Seconds East, a distance of 3.68 feet to the South Line of the North 3.00 feet of the South half of vacated Carroll Street aforesaid; thence North 87 Degrees 04 Minutes 20 Seconds East, a distance of 44.21 feet to the point of beginning.

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