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COOK CO. REC. 018

013899

COOK COUNTY, ILLINOIS

1990 DEC 11 PM 4:03

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(The above space for recorders use only)

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 320.00

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 160.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 800.00

1145246-7283628dbme

THIS INDENTURE, made this 26th day of November, 1990, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, formerly known as Bank of Ravenswood, hereinafter referred to as First Chicago Trust Company, an Illinois 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 3rd day of December, 1986, and known as Trust Number 25-8195, party of the first part, and David M. Kaiser and Evelyn Kaiser, his wife, party of the second part.

Address of Grantor(s): 2501 N. Wayne, Chicago, IL

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 right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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, together with the tenements and appurtenances thereunto belonging.

(Permanent Index No. 14-29-315-01910000)

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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 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 ASST. Vice-President and attested by its Trust Officer, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS
 As Trustee as Aforesaid
 By: *[Signature]* Asst. VICE-PRESIDENT
 Attest: *[Signature]* TRUST OFFICER

MAIL TO:
 NAME: Steve Richek
 ADDRESS: 70 N. Clark #2550
 CITY AND STATE: Chgo IL 60602

ADDRESS OF PROPERTY:
 2501 N. Wayne, Unit 3
 Chicago, IL
 THIS DOCUMENT WAS PREPARED AND DRAFTED BY:
 Eva Higl

OR RECORDER'S OFFICE BOX NO. _____

BOX 333 - GG

FIRST CHICAGO
 Trust Company of Illinois
 1825 W. Lawrence Avenue
 Chicago, IL 60640

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UNOFFICIAL COPY

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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

Michael T. Poch

Asst. Vice-President of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, and

Mario V. Gotanco

Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **Asst. Vice President and 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 Trust Company, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of November 19 90

[Signature]
Notary Public



★ 008258 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 11 '90 ★
★ RB.11187 ★

800.00



★ 008269 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 11 '90 ★
★ RB.11187 ★

800.00



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RECEIVED
CITY OF CHICAGO
800.00

RECORDED

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EXHIBIT "A"

UNIT NUMBER 3 IN THE PIANO FACTORY TOWNHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22, 23, 24 AND 25 IN THE SUBDIVISION OF PART OF LOT 13 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO, LYING WEST OF THE FORMER RIGHT OF WAY OF THE CHICAGO AND EVANSTON RAILROAD AND EAST OF WARD STREET, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 89253514 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT 88113935.

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 HEREIN.

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 HEREIN.

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