

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS 90063952  
7 2 38 90063952

CGCK  
CO NO. 018  
0 0 5 5 1

Form 2591

Joint Tenancy

The above space for recorders use only

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
FEB 17 22 50

1443288 / 724777 / 888371 DB 1901 59

THIS INDENTURE, made this 5th day of February, 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 15th day of February, 1988, and known as Trust Number 104672-07

party of the first part, and GEORGE J. SAX AND BRANDEE SAX, husband and wife, as joint tenants with rights of survivorship of 5328 North Bay Road, Miami Beach, Florida, 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:

\$16.00

ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO AS ATTACHED HERETO ON EXHIBIT B AND INCORPORATED HEREIN BY THIS REFERENCE.

PERMANENT INDEX NO.: 17-03-208-006-0000.

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 17 90  
722.50

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 first 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, as aforesaid, and not personally.



By \_\_\_\_\_ VICE PRESIDENT  
Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be utilized to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

This instrument prepared by:  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal.

DATE FEB 15 1990

"OFFICIAL SEAL"  
Oclavia M. Greens  
Notary Public, State of Illinois

My Commission Expires 10/2/91

DELIVERY

NAME Thomas F. Sax, Esq  
STREET ARVEY, HODES, COSTELLO & BURMAN  
180 North LaSalle Street  
Suite 3800  
CITY Chicago, Illinois 60601

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

219 East Lake Shore Drive  
Unit 12A/12B  
Chicago, Illinois 60611

INSTRUCTIONS

OR  
BOX 333-GG

RECORDER'S OFFICE BOX NUMBER

WCD  
Cancelled  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
FEB 17 22 50

90063952

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## EXHIBIT A

UNIT 12A/12B IN 219 EAST LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

### PARCEL 1:

LOTS 7 AND 8 AND THE WEST 34 FEET OF LOT 9 IN HOLBROOK AND SHEPARD'S SUBDIVISION OF PART OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, 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, RECORDED AS DOCUMENT 89471408, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT GRANT DATED MAY 31, 1989 AND RECORDED MAY 31, 1989 AS DOCUMENT NUMBER 89244883 MADE BY AND BETWEEN MICHIGAN BUILDING CORPORATION, INC., A CORPORATION OF ILLINOIS, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1988 AND KNOWN AS TRUST NUMBER 104672-07 FOR INGRESS AND EGRESS ACROSS, AND ON THE SURFACE ONLY OF LOT 9 EXCEPT THE WEST 34 FEET THEREOF, IN HOLBROOK AND SHEPARD'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN FITZ-SIMON'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 THEREIN.

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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## EXHIBIT B

1. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL NO. 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
2. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SETTLEMENT ORDER ENTERED OCTOBER 4, 1989 IN CASE NO. 89CH7580, RECORDED AS DOCUMENT 89-471123, RELATING TO CONSTRUCTION AND MAINTENANCE OF SMOKESTACK AND EXTENSIONS OF GAS VENTS AND HOTWATER HEATERS.
4. (A) TERMS, PROVISION, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 5, 1989 AS DOCUMENT 89471408.  
  
(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'
5. TERMS, PROVISIONS, CONDITIONS, AND LIMITATIONS OF LANDMARK ORDINANCE RECORDED JUNE 5, 1985 AS DOCUMENT 85047563.

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