

UNOFFICIAL COPY

TRUSTEE'S DEED

90118544

DEPT-01 RECORDING \$14.20  
187777 TRAN 0939 03/16/90 12:49:00  
03977 F \*-90-118544  
COOK COUNTY RECORDER

(The above space for recorder's use only)

THIS INDENTURE, made this 1st day of March, 1990, between BANK OF RAVENSWOOD, an Illinois Banking 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 15th day of September, 1986, and known as Trust Number 25-8030, party of the first part, and HAROLD VICTOR POSNIAK, party of the second part.

Address of Grantee(s): 2714 North Commonwealth, Chicago, Illinois  
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, the following described real estate, situated in Cook County Illinois, to-wit:

See Exhibit A, attached hereto and made a part hereof, for legal description

For purposes of this document references to Bank of Ravenswood shall be deemed interchangeable with First Chicago Bank of Ravenswood

\* NOW KNOWN AS FIRST CHICAGO BANK OF RAVENSWOOD

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.

- PRE: 14-29-302-024, 14-29-302-025, 14-29-302-026, 14-29-302-027,
- 14-29-302-028, 14-29-302-034, 14-29-302-035, 14-29-302-036,
- 14-29-302-039, 14-29-302-012, 14-29-302-014, 14-29-302-015,
- 14-29-302-016, 14-29-302-017, 14-29-302-018, 14-29-302-057

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 hereunto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Trust Officer, the day and year first above written.

First Chicago  
BANK OF RAVENSWOOD  
As Trustee as Aforesaid



By: *Mark J. Sica* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT TRUST OFFICER

MAIL TO:

NAME: *HAC Lipsitz*  
ADDRESS: *1120 W Belmont*  
CITY AND STATE: *Chicago, IL 60657*

ADDRESS OF PROPERTY

*2714 North Commonwealth*  
Chicago, Illinois 60614  
THIS INSTRUMENT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON 03/16/90 AT 12:49 PM.  
MICHAEL J. HANCOCK, CLERK  
222 W. Washington, Chicago, IL 60606

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# UNOFFICIAL COPY

★ CITY OF CHICAGO ★  
 ★ LAND ESTATE TRANSFER TAX ★  
 ★ DEPT. OF REVENUE ★  
 ★ MAR 1990 ★  
 ★ 500.00 ★

★ CITY OF CHICAGO ★  
 ★ LAND ESTATE TRANSFER TAX ★  
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 ★ DEPT. OF REVENUE ★  
 ★ MAR 1990 ★  
 ★ 500.00 ★

96178544

OFFICIAL SEAL  
 SILVIA MEDINA  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 My Commission Expires 5/1/93

STATE OF ILLINOIS }  
 COUNTY OF COOK }  
 I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY  
 CERTIFY THAT  
 MARTIN S. EDWARDS  
 Vice-President of the BANK OF HAVENWOOD, and  
 Mario V. Gotanco  
 Trust Officer of said Bank, personally known to me to be the same persons whose names are sub-  
 scribed to the foregoing instrument as such ~~Commissioners~~ 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 Bank, for the uses and purposes therein set forth, and the said Vice President did also then and  
 there acknowledge that he, as Chairman of the corporate seat of said Bank, did affix the said cor-  
 porate 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

TO TRUSTEES DEED 1 3 5 4 4

## LEGAL DESCRIPTION OF UNIT

UNIT 2734C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 83-248725 AS AMENDED FROM TIME TO TIME IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### \*IN THE COMMON ELEMENTS

This deed is subject to: (i) non-delinquent general real estate taxes and special city or county taxes or assessments; (ii) encroachments; (iii) building lines, conditions and restrictions of records; (iv) limitations and conditions imposed by the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; (v) terms, provisions and conditions set forth in Declaration of Condominium Ownership of Park Lane Townhome Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 83-248725, as amended from time to time; (vi) private, public and utility easements, including any easements established by or implied from said Declaration of Condominium Ownership; (vii) acts done or suffered by, through or under Grantee; (viii) leases and agreements affecting the Common Elements; and (ix) liens and other matters of title over which Intercounty Title Company of Illinois is willing to insure.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVIDED EQUALLY AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS REFERRED TO THEREIN, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEE SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREBY BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

90118524