

UNOFFICIAL COPY

90313347

This Indenture, made this 26th day of June A.D. 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"), tenants and Thomas A. Simpatico & Mary T. Filmlin, his wife, as joint/ (the "Grantees")

(Address of Grantee(s): 2231 74th, Elmwood Park, Illinois 60635)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100ths 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:

FOR THE LEGAL DESCRIPTION AND SUBJECT TO PROVISION, SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Property Address: 812 W. Van Buren, Unit 63, 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.

13.00
TR222 TRAN 0441 06/28/90 16:09:00
#5245 # * -90-311347
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.

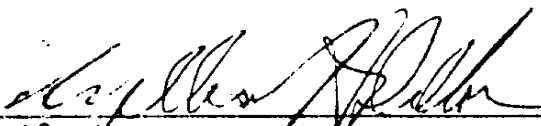
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This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county 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


Assistant Vice President

**LaSalle National Trust, N.A., successor trustee to LaSalle National Bank

This instrument was prepared by:
William H. Dillon (hd)

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

BV 15.

1300

1 of 2 PP

TTIC 259856

Exempt under provisions of Paragraph M, Section 200.1-256 or under provisions of Paragraph M, Section 200.1-43 of the Chicago Transaction Tax Ordinance.
Date 6-27-90
Buyer, Seller, or Representative Mule Station, Co Agent

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90313347

State of Illinois
County of Cook

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SS:

Harriet Denisewicz

a Notary Public in and for said County.

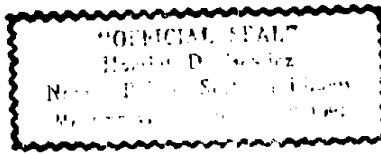
in the State aforesaid, **Do Heroby Certify** that **Corinne Bek**

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

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 26th day of June A.D. 19 90

Harriet Denisewicz
Notary Public



Property of Cook County Clerk's Office

90311347

Box No. _____

TRUSTEE'S DEED
(In Joint Tenancy)

Address of Property

LaSalle National Trust, N.A.

Trustee
To

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

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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.

Property of Cook County Clerk's Office

90311347

EXHIBIT APARCEL 1:

Unit No. 6B, 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 6B
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:

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

(continued)

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