## - I INIOFFICI Adox (See Sept.)

UNOFFIC	NATE OF FACE	
This indenture, made this 29th day of 3	June A.D. 19 90 between	
LaSalle National Trust, N.A., a national banking association, Chi	icago, Illinois, as Trustee under the provisions of a Deed or Deeds	
in Trust, duly recorded and delivered to said Bank in pursua	ance of a trust agreement dated the day	
of August 19.87 and known as Tr	rust Number 112533 (the "Trustee"), SCOTT R. FRAD	EN
and GAIL B. PIVAR	(the "Grantees")	
(Address of Grantee(s): 1212 N. LaSalla, #160	04, Chicago, Illinois 60610	•
Witnesseth, thur the Trustee, in consideration of the sum of	ten and no/100	
	Dollars (\$ 10.00 )	
and other good and visuable considerations in hand paid, of	does hereby grant, sell and convey unto the Grantees, not as	
tenants in common, but as join, tenants, the following describ	bed real estate, situated in Cook	
County, @nois, to wit:		Ä
As per legal description attached	hereto and made part hereof.	0034.00
	ង	\$
4		
Property Address: 720 S. Dearborn, Unit		
Permanent Real Estate Index Number: 17-16-406-0	02 (-1951	
together with the tenements and appurtenances thereunto be	alonging.	
To Have And To Hold the same unto the Grantees	not in tenancy in common, but in joint tenancy, and to the $\langle \cdot \cdot \rangle$	-
proper use, benefit and behoof of the Grantees forever.	1277-01 RECORDING 74.222 TRAIN 6845 07/03/90 12.57 #6187# #	
	COUR COUNTY RECORDER	. ·
terms of said Deed or Deeds in Trust delivered to said Trustee in	e power and authority granted to and vested ki stald Trustee by the pursuance of the trust agreement above mentioned. This Deed is	
made subject to the lien of every Trust Deed or Mortgage (if any the part thereof given to secure the payment of money and remains	nere be) of record in said county affecting the said rer to eate or any sirring unreleased at the date of the delivery hereor.	
In Witness Whereof, the Trustee has caused its conto be signed to these presents by its Assistant Vice President above written.	rporate seal to be hereto affixed, and has caused its name tand attested by its Assistant Secretary, the day and year first	
Attest:	LaSelle National Trust, N.A.	
	as Trustee as aloresaid,	9
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Foreray Colles	Ву	90318998
Assistant Secretary	Assistant Vice President	36
To Salle National Trust, N.A. is successor Trustee to Le Salle National Bank	<u> </u>	<del></del>

Chicago, Illinois 60603-4192 BOX13

Latalle National Trust, N.A. Real Estate Trust Department

135 South LaSalle Street

This instrument was prepared by

NANCY STACK

## UNOFFICIAL COPY ss:

	the undersigned	a Notary Public in and for said Count
:	in the State aforesaid, Do Heroby Cortify that	Corione Bek
	Assistant Vice President of LaSalle National Trust, N.A., a	and Rosemery Collins
	Assistant Secretary thereof, personally known to me to b instrument as such Assistant Vice President and Assistant acknowledged that they signed and delivered said instrume said Bank for the uses and purposes therein set forth; and s	the same persons whose names are subscribed to the foregoing a Secretary respectively, appeared before me this day in person an ent as their owinfree and voluntary act, and as the free and voluntary act and the free acknowledge that he and corporate seel of said Bank to said instrument as his own free an
	Given under my hand and Notarial Seal this 29	oth day of June A.D. 19 90
		Vaturacana
	MO oFICIAL SEAL*  Kal'zy Pacana  Notary Public, Cate of Illinois  My Commission Econos June 11, 1992	Notary Public
	STY OF SHIE ASO	STATE OF ILLINOIS
	SEAL SHEATS!	COMPANY SOUTHY TAX
a 10 ch	eth cimer & Bray Snich Waske Dr ciap De 60606 aun: Blen A. Browne Kar	uus
4	Juli 4000	Co
	TEE'S DEED oint Tenancy).	Trustee To To Metional Trust, N.A. South LaSale Street o. Winnes 60603-192

## UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION 720 S. DEARBORN CHICAGO, ILLINOIS

UNIT NO 403 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13, (EXCEPT THOSE PARTS TAKEN FOR STREETS) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION CHICAGO LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126 AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING CM THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WIST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9-5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF THE 3 STORY BRICK BUILDING NOW SITUATED PURILY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALCNG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2-3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING PEING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO; COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTE UNDER TRUST AGREEMENT DATED AUGUST 3,1987 AND KNOWN AS TRUST NUTSER 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88585732, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FOM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK, COUNTY, ILLINOIS.

Subject to: general real estate taxes for 1989 and subsequent years, the Condominium Property Act, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record, encroachments if any provided that the Title Company will endorse over the private encroachments for both lender and prochaser and over the public encroachments for the lender, inases and licenses, easements, agreements, conditions, covenants, building lines, party wall rights and restrictions of record provided that they are not violated affecting the Common Elements, acts done or

suffered by Purchaser or anyone claiming by, through or under Purchaser and liens and other matters of title over which Ticor Title Insurance Company is willing to insure at Seller's Expense.

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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Property of Cook County Clark's Office