

# UNOFFICIAL COPY

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This Indenture, made this 28th day of June 1990, between LaSalle National Bank, 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 3rd day of August, 19 87, and known as Trust Number 112533, party of the first part, and RUSSELL G. LUTZ AND PAMELA M. LUTZ, parties of the second part.

(Address of Grantee(s): 1036 N. Taylor Street  
Oak Park, Illinois 60302)

Witnesseth, that said party of the first part, in consideration of the sum of ten and no/100 Dollars (\$ 10.00)

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 720 S. Dearborn, Unit 703-705, Chicago, Illinois 60605

Permanent Real Estate Index Number: 17-16-406-026-1035, 17-16-406-026-1037

together with the tenements and appurtenances thereunto being no

DEPT-01 RECORDING \$16.00  
TR2222 TRNN 0845 07/03/90 12:57 00  
#6191 # \*--90-319000  
COOK COUNTY RECORDER


To Have And To Hold the same unto said parties of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said parties of the second part forever.


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, 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

**LaSalle National Bank\***  
as Trustee as aforesaid.

  
Assistant Secretary

By   
Assistant Vice President

\*\*\* LaSalle National Trust, N.A. as successor Trustee to LaSalle National Bank

This instrument was prepared by: <u>Nancy Stack</u>	<b>LaSalle National Bank</b> Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60600
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State of Illinois  
County of Cook

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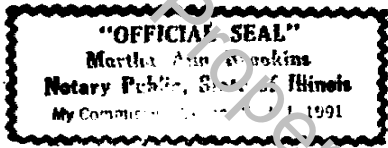
I, the undersigned a Notary Public in and for said County,

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

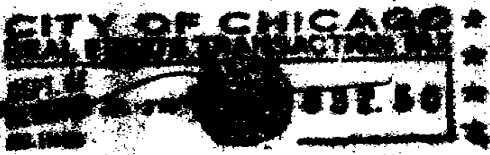
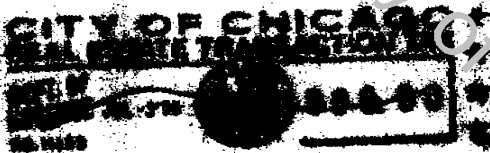
Assistant Vice President of LaSalle National Bank, and Rosemary Collins

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 28th day of June A.D. 1990.



*Martha Ann Brookins*  
Notary Public



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Mail to:  
Katharine Barry-Lyles,  
Attorney at Law  
53 West Jackson Blvd.  
Suite 725  
Chicago, IL 60604

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Box No. 15

TRUSTEE'S DEED  
(In Joint Tenancy)

Address of Property

LaSalle National Bank

Trustee  
To

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60690

# UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION  
720 S. DEARBORN  
CHICAGO, ILLINOIS

UNIT NO 703 AND 705 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 ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST 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 PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG 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, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING 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 TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 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 FROM 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 not due and payable at the time of closing, special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing, the 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 purchaser and over the public encroachments for the lender, leases and licenses affecting the Common Elements.

easements, agreements, conditions, covenants, building lines, party wall rights and restrictions of record, possible rights of Chicago Tunnel Company and Chicago Warehouse and Terminal Company, and all persons claiming thereunder, to tunnels located under the land, 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.

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