

Individual
MORTGAGE

The above space for recorders use only

1444348-1266696 db me (1)

THIS INDENTURE, made this 11th day of July, 1990, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 28th day of September, 1978, and known as Trust Number 5455, party of the first part, and JOSEPH J. MC HUGH

of 5320 North Sheridan Road, Chicago, Illinois, 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: described on Exhibit "A" attached hereto and made a part hereof.

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and subject to the matters appearing together with the incumbrances thereunto belonging, in and on the reverse side hereof. TO HAVE AND TO HOLD the same unto said parties of the second part, forever.

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 subsisting. This deed is made subject to the liens of all trust 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.

AMALGAMATED TRUST & SAVINGS BANK
as Trustee, (as aforesaid) and not personally.

By: Edward C. Szwed ASSISTANT VICE PRESIDENT
Attest: Patricia Spina ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the said persons whose names are subscribed to the foregoing instruments as such Assistant 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 acts, and as the free and voluntary act of said banking corporation, as Trustee for the uses and purposes therein set forth, and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

OFFICIAL SEAL - Cook County
MICHELE HOFSTRA
Notary Public, State of Illinois
My Commission Expires 12/17/92

Done under my hand and Notarial Seal this 13th day of July, 1990
Michele Hofstra
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
56.00
Cook County
REAL ESTATE TRANSACTION TAX
28.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
420.00
90354095

DELIVERY INSTRUCTIONS
NAME: MARY M. DAVIES
STREET: 575 Sheridan Rd
CITY: Glencoe, IL 60022
OR
RECORDER'S OFFICE BOX NUMBER: 333

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 3108
5455 N. Sheridan Road, Chicago IL
14-08-203-016-1355
Prepared by Amalgamated Trust & Savings Bank, Land Trust Dept.
One West Monroe, Chicago, Illinois 60603
By: _____ Asst. Vice Pres.

Subject to:

- (a) Covenants, conditions and restrictions of record;
- (b) Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto;
- (c) Private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; if any;
- (d) Limitation and conditions imposed by the Condominium Property Act;
- (e) Special taxes or assessments for improvements not yet completed;
- (f) Any unconfirmed special tax or assessment;
- (g) Installments not yet due at the date hereof for any special tax or assessment for improvements heretofore completed;
- (h) General taxes for the year 1989 and subsequent years; (the first installment having been deposited with the Cook County Collector)
- (i) Installments due after the date of closing for assessments established pursuant to the Declaration of Condominium;
- (j) Building line 25 feet West of the East line of the Property as established by decree in Case No. 285574 Circuit Court of Cook County, Illinois, and shown on the Plat recorded July 9, 1908 as Document No. 4229498;
- (k) Ordinance by the Board of Commissioners of the Chicago Park District for an extension of Lincoln Park over and upon submerged lands under the waters of Lake Michigan recorded July 15, 1949 as Document No. 14592007 and recorded October 24, 1950 as Document No. 14936746;
- (l) Sewer over, along, under and onto the North 45.67 feet of the Property as disclosed by plat of survey;
- (m) Drainage and catch basin over, along, under and onto the Property as disclosed by plat of survey;
- (n) Rights of public or quasi-public utilities, if any;
- (o) Agency Agreement dated September 28, 1978 and recorded October 3, 1978 as Document No. 24655252 relative to that certain ordinance adopted by the City of Chicago on July 8, 1969 designating the Property as part of a Planned Development No. 69 in accordance with Plan of Development, as reported in the Journal of the City of Chicago on pages 5801 through 5804 thereof;
- (p) Applicable zoning and building laws or ordinances;
- (q) Chapter 100.2 of the Municipal Code of Chicago;
- (r) Existing lease to N/A at a monthly rental of \$ which expires on ; and
- (s) Acts done or suffered by or judgments against Buyer or any party claiming by, through or under Buyer.

00354095

UNOFFICIAL COPY

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DEED LEGAL

UNIT 3108 IN THE 5455 EDGEWATER PLAZA CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 242 FEET OF THE NORTH 875 FEET OF THE EAST
FRACTIONAL HALF OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS, ~~ST~~ ST 7/8

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 24870735 TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR 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 AND THE RIGHT TO GRANT SAID
RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID
REMAINING PROPERTY.

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.

pin: 14-08-203-016-1355

Clerk's Office

90354095