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TRUSTEE'S DEED

1991 SEP 2 11 2 54

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COOK COUNTY 016 133005

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

91505171

Recorder's Number

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 11th day of September, 1991, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 national banking association in pursuance of a certain Trust Agreement, dated the 1st day of December, 1986, and known as Trust Number 106823-03 party of the first part, and Frank J. Kniffen 441 East Erie Street, Chicago, Illinois party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

See Legal Description Attached Hereto

13.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP 2 1991 900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP 2 1991 232.50

together with the tenements and appurtenances thereto belonging,

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.

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 thereunto enabling. 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By: [Signature] VICE PRESIDENT Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

55

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LASALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, is a corporation personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and such Vice President and Assistant Secretary respectively, appeared before me in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and benefit therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and benefit therein set forth.

Given Under My Hand and Notary Seal. SANDRA L. TLSTOVIC Notary Public, State of Illinois My Commission Expires 01/16/95

SEP 12 1991

[Signature] Notary Public

DELIVERY INSTRUCTIONS NAME: Richard G. Schoenstadt STREET: Siegel, Moses, Schoenstadt & Webster 10 East Huron Street CITY: Chicago, Illinois 60611

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

406 and East 40T

Unit 71 East Division Street

Chicago, Illinois 60610

RECORDER'S OFFICE BOX NUMBER

BOX 303

73-21-711 NB/1447351/47

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit No. ~~East 406~~ and 406 in The Gold Coast Condominium, as delineated on a survey of the following described real estate: The West 14 feet of Lot 4 and all of Lots 5 to 11, in Dorman's Subdivision of Lot 1 (except the West 50 feet thereof) in Krauss' Subdivision of the North 1/2 of Block 1 in Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 91433270, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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.

The Tenant, if any, of Unit No. 406, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) encroachments, if any (including, without limitation, encroachment of improvements located mainly east and west of the Condominium Property onto the Condominium Property); (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) rights of the tenant under the existing lease of the Purchased Unit ("Existing Lease"), if any, if Purchaser is not the tenant under the Existing Lease; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the Common Elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser.

*provided that the foregoing do not affect the use of the Purchased Unit as a residential condominium unit

Part of 17-03-200-062
71 East Division Street
Chicago, Illinois

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