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TRUSTEE'S DEED

1991 NOV 7 PM 12:06

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COOK CO. NO. 016

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Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 15th day of October, 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 25th day of September, 1984, and known as Trust Number 62313, party of the first part, and Keith G. Tyschper, 4056 N. LaPorte Ave., 3C, 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 convey and quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

/PIN 14-21-310-006 (affects the land herein described and other property).

14.00

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 hereto 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 \_\_\_\_\_ VICE PRESIDENT

Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

SS.

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LAVALLE 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, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 act and as the free and voluntary act of said National Banking Association for the uses and purposes 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 uses and purposes therein set forth.

Given under my hand and Notary Seal.

"OFFICIAL SEAL" SANDRA L. HUSTOVIC Notary Public, State of Illinois My Commission Expires 01/16/95

Signature of Notary Public

NAME CHARLES NEWLAND STREET 555 SKOKIE BLVD. #500 CITY NORTH BROOK, IL. 60062

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

537-545 W. ROSCOE Chicago, Illinois 60657

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 69.50 REAL ESTATE TRANSACTION TAX 34.75 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 521.25

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BOX 333

# UNOFFICIAL COPY

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## EXHIBIT A

### LEGAL DESCRIPTION:

Unit Number 543-1N in 537-545 West Roscoe Condominium as delineated on a survey of the following described real estate:

The East 1/2 of Lot 9 and all of Lots 10, 11 and 12 in R. Schloesser's Lake Shore Subdivision, being a resubdivision of Wallbaum's Subdivision of Lot 23 in Pine Grove, a subdivision of fractional Section 21, Township 40 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

which survey is attached as Exhibit B to the Declaration of Condominium Ownership recorded as Document Number 90367045, together with its undivided percentage interest in the Common Elements.

This Deed is subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record, including, but not limited to, the covenants and restrictions contained in Document No. 1320444 recorded August 16, 1890 and in Document No. 1897603 recorded July 7, 1893, and any violations thereof, ~~and party's~~ ~~rights and agreements, if any~~; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) limitations and conditions imposed by the Illinois Condominium Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.

The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit.

Grantor also hereby grants to 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 of Condominium 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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