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TRUSTEE'S DEED

1991 JAN 28 PM 2:03

91041411



Form 2591

Joint Tenancy

The above space for recorders use only

1445559-7288249 db ml

THIS INDENTURE, made this 7 day of January, 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 22 day of March, 1990, and known as Trust Number 110633-02 party of the first part, and Mark Allen and Cheryl Lee, 643 W. MELROSE, UNIT NO. 1, CHICAGO, IL 60657, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$13.00 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:

See Attached

★ ★ ★ ★  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE JAN 28 '91  
 PB. 11193 999.00

13<sup>00</sup>

The tenant waived his right to purchase the unit.

PI# 14-21-313-025

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, or their, not in tenancy in common, but in joint tenancy.

★ ★ ★ ★  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE JAN 28 '91  
 PB. 11193 999.00

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 therunto 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 Peter H. Johanson Vice President  
 Attest Anita M. [Signature] Assistant Secretary



STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN 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 free and voluntary act and as the free and voluntary act of said National Banking Association for uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged the 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.

This instrument prepared by:

American National Bank and Trust Company

and Trust Company

33 NORTH LA SALLE STREET

CHICAGO, ILLINOIS

My Commission Expires 6/27/92

Given under my hand and Notary Seal.

L. M. Sorensen  
Notary Public

JAN 09 1991

Date

Notary Public

DELIVERY INSTRUCTIONS  
 NAME: NATHAN F. SIMMS  
 STREET: 8000 SEARS TOWER  
 CITY: Chicago, IL 60613  
 OR  
 RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

643 West Melrose, UNIT NO. 1  
Chicago, Illinois 60657

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 JAN 28 1991  
 9330.00

REAL ESTATE TRANSACTION TAX  
 COOK COUNTY  
 DEPT. OF REVENUE  
 JAN 28 1991  
 999.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 JAN 28 1991  
 999.00

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## EXHIBIT A TO TRUSTEE'S DEED

Parcel 1:

Unit No. 1, in 643 Melrose Condominium as delineated on a survey of the following described real estate:

THE WEST 37 1/2 FEET OF LOT 9 IN SANDERS SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, IN 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 recorded as Document No. 91016616 together with its undivided percentage interest in the common elements.

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.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. public, private and utility easements;\*
4. covenants, conditions, restrictions of record;\*
5. applicable zoning and building laws, ordinances and restrictions;\*
6. roads and highways, if any;\*
7. acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

\* which contain no rights of reverter or reverter or re-entry and which do not unreasonably and adversely affect Purchaser's right to utilize the Condominium as a residence, nor Purchaser's use and enjoyment of the Condominium.

Parcel 2: The exclusive right to the use of P-1, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 91016616.

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