

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS

1991 MAR 20 PM 3:21

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Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 5 day of March, 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 Bruce G. Abrams and Nancy G. Abrams, husband and wife, not as joint tenants, or tenants in common, but as tenants by the entirety, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 Ten and no/100 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 MAR 20 '91 900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 20 '91 787.50

P.I.N. 14-21-313-025-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, for use, enjoyment and behoof of them, their heirs, assigns and assigns forever.

13.00

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 thereunto enabling. This deed is made subject to the liens of all first 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

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.

This instrument prepared by:

American National Bank and Trust Company 33 NORTH LA SALLE STREET, CHICAGO 60690

Given under my hand and Notary Seal "OFFICIAL SEAL" ANNE M. MARCHERT My Commission Expires 12/31/94

Date MAR 12 1991

Notary Public [Signature]

DELIVERY INSTRUCTIONS

NAME Mr. Bruce Abrams STREET LR-Development Co. CITY 3257 N. Sheffield Ave. Chicago, Illinois 60657 OR

FOR INFORMATION OF ABOVE INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

643 W. Melrose - Unit 3 CHICAGO, IL.

RECORDER'S OFFICE BOX NUMBER

RECORDERS BOX 333

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 1225.00

COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 20 '91 112.50

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## EXHIBIT A TO TRUSTEE'S DEED

### Parcel 1

Unit No. 3 in 643 W. 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.

### Parcel 2

The (exclusive) right to the use of P3 and P3a, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 91016616

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11/11/2011