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TRUSTEE'S DEED

991 JUL 10 11 10 50

91340557

Form 2459 Rev. 5-77

Individual

The above space for recorder use only

50223749 Bx 16

THIS INDENTURE, made this 25th day of June, 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 27th day of March, 1989, and known as Trust Number 107926-04, party of the first part, and Ben Karlson

1815 Central Street, Evanston, Illinois 60201 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 attached hereto and made a part hereof

PIN# 10-10-201-073

[Handwritten signature and notes]

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, unto the proper use, benefit and behoof, forever, of said party of the second part.

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 any 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 personally.



By: [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

§§.

THIS INSTRUMENT PREPARED BY Peter Johansen 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, 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 SANDOR I. SILVESTRI Notary Public, State of Illinois My Commission Expires 01/15/95

June 25, 1991 [Signature] Notary Public

DELIVER OR INSTRUCTIONS

Ms. Jani Silvestri 1603 Orrington Ave. Ste. 1190 Evanston, IL 60201 OR

BOX 15

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2546 Wellington Court Evanston, Illinois 60201

Vertical text on right margin: JUL, Real Estate Transfer Tax, \$40.00, CITY OF EVANSTON, \$1,000, CITY OF EVANSTON, \$5.00

Vertical text on right margin: 1330

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LEGAL DESCRIPTION

UNIT 2546 IN THE NORTH POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1989 AND KNOWN AS TRUST NUMBER 107926-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON OCTOBER 25, 1990 AS DOCUMENT NUMBER, 90-521,902, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

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 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.

Grantor also hereby assigns to Grantee the two parking spaces located immediately beneath the Unit conveyed hereunder, which parking spaces are designated as parking spaces P-²⁵⁴⁶-1 and P-²⁵⁴⁶-2, in accordance with, and subject to, the provisions of Article III, paragraph 4, of the Declaration.

SUBJECT TO THE FOLLOWING: (a) current general real estate taxes and taxes for subsequent years; (b) the Condominium Act; (c) the Declaration of North Pointe Condominium; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) covenants, conditions agreements building lines and restrictions of record; (f) easements of record, including any easements established or implied by the Declaration; (g) roads or highways, if any.

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11/11/2011