

TRUSTEE'S DEED

UNOFFICIAL COPY

2664853

The above space for recorder's use only.

THIS INSTRUMENT, made this 25th day of July, 1992, between Northern Trust Bank/Lake Forest National Association, being qualified to accept and execute Trusts under the laws of the State of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Corporation, in pursuance of a Trust Agreement, dated the 11th day of June, 1986, and known as Trust Number 8513, Party of the First Part,

and Patricia B. Bloomfield, single woman/never married
4417 North Beacon, Unit 1-S
Chicago, IL 60640-5524

IL 60640

whose address is Unit 1-S (G-C) 4417-19 North Beacon, Chicago, Party of the Second Part. WITNESSETH, that said party of the First-Part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second-Part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED

14-17-123-007 (undivided)

#1,233-15



DEPT-01 RECORDINGS \$23.50
T18888 TRAN 2344 09/04/92 16:07:00
49804 # G *-92-661853
COOK COUNTY RECORDER

together with the covenants and appurtenances thereunto in anywise appertaining, 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 SUBJECT TO:

SEE ATTACHED

This deed is executed pursuant to and in the exercise of the power and authority granted and vested in it by the terms of said Deed or Deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the terms of any trust deed or mortgage (if there be any) of record in said county given to secure the payment of money, and remaining unperfected at the date of the delivery hereof.

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 its Second Vice-President and attested by its Trust Officer the day and year first above written.



Northern Trust Bank/Lake Forest,
National Association
as Trustee as aforesaid, (not personally or individually).

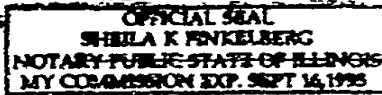
By Jeggy Peters Second Vice-President

Attest Gerald L. Hoffman Trust Officer

NOTICE
This deed must be delivered to the RECORDER OF DEEDS of the county in which the property is located, and recorded by him in order to show that ownership has been conveyed by the Bank to you. Request COUNTY TREASURER to change name and address for future tax bills.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice-President and Trust Officer of the Northern Trust Bank/Lake Forest National Association personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer, 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 Bank, for the uses and purposes therein set forth, and the said Trust Officer did also then and there acknowledge that he, as Custodian of the Corporate Seal of said Bank, did affix the said Corporate Seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial seal. Date July 29, 1992



Sheila K Finkelsberg Notary Public

Tax Mailing Address 4417 North Beacon, Unit 1-S
Chicago, IL 60640-5524

NAME DAVID FELDMAN, ESQ.
STREET 29 EAST MADISON STREET
SUITE 503
CITY CHICAGO, IL 60602
726-5190
FAX: 726-1691

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
4417-19 North Beacon
Chicago, IL 60640

INSTRUCTIONS RECORDEE'S OFFICE BOX NUMBER

7750

REAL ESTATE TRANSACTION TAX
\$ 2.25

10000/6-C-0792/Northern Illinois Title Insurance Company-Kate Horne

This space for affixing titlers, revenue stamps and exempt stamp.

Document Number

2664853

UNOFFICIAL COPY

Property of Cook County Clerk's Office

87381853

RECEIVED
GOVERNMENT PRINTING OFFICE
WASHINGTON, D. C. 20540

UNOFFICIAL COPY

Common Address: Unit 1S - 4417-19 North Beacon, Chicago, Illinois 60640
PIN: 14-17-123-007-0000 Volume 478 (Undivided)
DEED: Northern Trust Bank/Lake Forest, As Trustee Under Trust No. 8513 to Patricia B. Bloomfield

DEED EXHIBIT "A"

Parcel 1:

Unit 1S and Limited Common Element G-c in 4417-19 North Beacon Condominiums as delineated on a survey of:

Lot 55 (except the North 33 feet thereof) and the North 41 feet of Lot 64 in the Subdivision of the South 1/4 of the East 1/2 of the North West 1/4 (except the East 589.25 feet thereof) of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 91176380 together with its undivided percentage interest in the Common Elements as set forth in said Declaration.

Subject To: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any; if any, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1991 and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any; leases and licenses affecting the common elements).

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 for the benefit of the remaining property described therein and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and 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 conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

The prior Tenant of the Unit had no right of first refusal to purchase the Unit as set forth in §30 of the Illinois Condominium Property Act.

This instrument prepared by:
RICHARD E. JOSEPH, Esquire
53 West Jackson Boulevard
Suite 1750
Chicago, Illinois 60604
(312) 341-0227

915612553

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92661853