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COOK CO. NO. 016

0 2 5 4 6 5

TRUSTEE'S DEED

TENANTS BY THE ENTIRETY

Form 2459 Rev. 5-77

MCMASTER

The above space for recorders use only



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
FEB 17 92  
205.00

REAL ESTATE TRANSACTION TAX  
REVENUE  
FEB 17 92  
102.50

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
FEB 17 92  
768.75

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
FEB 17 92  
768.75

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
FEB 17 92  
768.75

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THIS INDENTURE, made this 11TH day of FEBRUARY, 1992, 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 7TH day of JUNE, 1991, and known as Trust Number 113970-07, party of the first part, and RICHARD R. MCGILL, JR. AND SANDRA P. MCGILL, HIS WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, 2555 N. CLARK\* 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:

\*1304, CHICAGO IL 60614

1433-42-010

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
FEB 17 92  
768.75

"EXHIBIT A" ATTACHED HEREIN MADE A PART HEREOF  
COOK COUNTY, ILLINOIS  
1992 FEB 18 AM 11:32

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...and appurtenances thereunto belonging. ... HOLD the same unto said party of the second part, and for the proper use, benefit and behoof, forever, of said party

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: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY P. H. JOHANSEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 33 N. LA SALLE 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 a 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,

Date 2/11/92

"OFFICIAL SEAL" KRISTIE E. PACITTI Notary Public, State of Illinois Commission Expires 7/9/95

DELIVERY INSTRUCTIONS NAME Evelyn Kup STREET McDermott Wm CITY Chicago, IL 60606-5016

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

205 W EUGENIE #1,

CHICAGO, IL 60614

RECORDER'S OFFICE BOX NUMBER

73.00

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**PARCEL 1:** UNIT I IN THE EUGENIE/WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

AND THE LAND, PROPERTY AND SPACE WHICH IS PART OF LOTS 15, 16, 17 AND 18 IN SIM AND D'ANTIN'S SUBDIVISION OF LOTS 14, 15, 16, 17, 18 AND THE SOUTH 63 FEET OF LOT 13 IN NORTH ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION BY STEPHEN F. GALE OF THE SOUTH WEST 1/4 OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91557891, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. 19

**PARCEL 2:** EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 25, 1991 AS DOCUMENT 91306546, BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 41486, OVER PART OF LOTS 15, 16, 17 AND 18 AFORESAID, AND INCLUDING EASEMENTS AS SET OUT ON PLAT ACCOMPANYING SAID DECLARATION AS EASEMENTS "B", "D" AND "E".

**PARCEL 3:** EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 25, 1991 AS DOCUMENT 91306546 BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 41486, INCLUDING EASEMENTS FOR THE FOLLOWING PURPOSES OVER THAT PART OF LOTS 15, 16, 17 AND 18 AFORESAID AS SET OUT ON PLAT ACCOMPANYING SAID DECLARATION OF EASEMENTS: "B" - UTILITY, REFUSE AND LOADING; "C" - UTILITY ROOM; "F" - PATIO DRAINS; AND, "G" - COURTYARD DRAINS.

**PARCEL 4:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91557891.

SUBJECT ONLY TO: (1) GENERAL REAL ESTATE TAXES FOR THE YEAR 1991 AND SUBSEQUENT YEARS WHICH ARE NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES WHICH ARE NOT VIOLATED BY THE PRESENT USE OR LOCATION OF THE BUILDING; (5) ENCROACHMENTS, IF ANY; (6) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; ~~(7) RIGHTS OF THE TENANT UNDER THE EXISTING LEASE OF THE PREMISES ("EXISTING LEASE"), A COPY OF WHICH IS ATTACHED HERETO, IF PURCHASER IS NOT THE TENANT UNDER THE EXISTING LEASE;~~ (8) PUBLIC AND UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD WHICH ARE NOT VIOLATED BY THE PRESENT USE OR LOCATION OF THE BUILDING; (10) OPERATING AGREEMENT, AND (11) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER, AS HEREINAFTER DEFINED, IS WILLING TO INSURE WITHOUT COST TO PURCHASER.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT.

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THE PROVISIONS OF ARTICLE XV, CHAPTER 1, PARAGRAPHS 1-4, OF THE CONSTITUTION OF THE STATE OF ILLINOIS, WHICH PROVIDE THAT THE CLERK OF THE COURT SHALL BE A JUDGE OF THE QUALITY OF THE RECORDS OF THE COURT, AND THAT HE SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE SAME, AND THAT HE SHALL BE REQUIRED TO KEEP THE SAME IN SUCH MANNER AS TO BE AVAILABLE FOR THE USE OF THE COURT, AND THAT HE SHALL BE REQUIRED TO KEEP THE SAME IN SUCH MANNER AS TO BE AVAILABLE FOR THE USE OF THE COURT, AND THAT HE SHALL BE REQUIRED TO KEEP THE SAME IN SUCH MANNER AS TO BE AVAILABLE FOR THE USE OF THE COURT.