

TRUSTEE'S DEED

92298865

BOOK 615

Form 2459 Rev. 5-77

Individual

The space above for recording use only

THIS INDENTURE, made this 28th day of April, 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 Dennis Brickman 444 West Fullerton, #307, Chicago, Illinois 60614 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

tenements and appurtenances thereunto belonging 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.

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This deed is executed by the party of the first part as Trustee, as of record, 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 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

THIS INSTRUMENT PREPARED BY

Judith Craven  
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 foregoing is a true and correct copy of the original instrument as presented to me, and that the same was duly acknowledged before me by the party of the first part, and as the true and voluntary act of said National Banking Association for the uses and purposes therein set forth, and that the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as a member of the governing body 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 true and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal

April 28, 1992

*[Signature]*  
Notary Public

DELIVERY INSTRUCTIONS

NAME: *[Handwritten]*  
STREET: *[Handwritten]*  
CITY: *[Handwritten]*  
OR  
RECORDER'S OFFICE BOX NUMBER: *[Handwritten]*

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
205 W. Eugenie #F  
Chicago, Illinois 60614

Box 553

73-65-556 AB

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
Cook County  
REAL ESTATE TRANSACTION TAX  
100.00  
750.00

# UNOFFICIAL COPY

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

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, 19 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.

**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 10, 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; (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) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD; (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.