

THIS INDENTURE, made this 28th day of October, 1993, 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 23rd day of December, 1992, and known as Trust Number 116439-05 party of the first part, and Deborah A. Hamilton, 1208 Wrightwood #2, Chicago, IL 60614

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ----- 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, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Restrictions listed on Exhibit "B" attached hereto and made a part hereof.

1993 NOV 15 PM 2: 24

93927821

The tenant of the unit has waived the right 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.

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 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 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 existing. 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 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 personally,

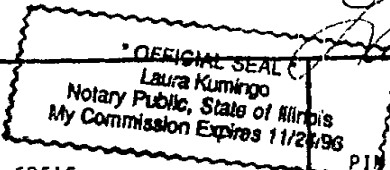
By _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY



STATE OF ILLINOIS, COUNTY OF COOK } SS.
THIS INSTRUMENT PREPARED BY
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
12 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 _____ Vice President and Assistant Secretary of the AMERICAN 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.



Date Oct 29 1993
Laura Kurnigo

DELIVERY INSTRUCTIONS
NAME: Elliot Landau, Esq.
STREET: 5329 Main Street
CITY: Suite 105 Downers Grove, Illinois 60515
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
PI# 14-28-110-001
2955 Halsted-2
Chicago, Illinois 60657
BOX 333

COOK CO. NO. 018
2 1 0 4 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
119.00

REAL ESTATE TRANSACTION TAX
STAMP NOV 11 93
59.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 15 93
992.50

PB 7770060 090064L 73060744

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY
Cook County Clerk's Office
Cook County, Illinois
Commission Expires 1/1/10

Vertical text on the left margin, including "PROPERTY OF COOK COUNTY CLERK'S OFFICE" and other administrative markings.

UNOFFICIAL COPY

9 3 9 2 7 0 2 1

Exhibit A

"UNIT NUMBER 2955 Halsted - 2 IN WELLINGTON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCK 2 IN GARDNER AND KNOKE'S SUBDIVISION OF 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF A LINE DRAWN PARALLEL WEST AND 100 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER #3513491 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."

93927821

UNOFFICIAL COPY

9 3 9 2 7 0 2 1

EXHIBIT B

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE WELLINGTON TERRACE CONDOMINIUM DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE WELLINGTON TERRACE CONDOMINIUM DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN."

ALSO SUBJECT TO: (1) general real estate taxes for 1993 and all subsequent years; (2) the Illinois Condominium Property Act; (3) the Plat for the property and Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Wellington Terrace Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any; (6) easements, agreements, conditions, covenants, and restrictions of record; and (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

Cook County Clerk's Office

93927021