

THIS INDENTURE, made this 12th day of November, 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 Jeffrey P. Segota and Lisa M. Cooper, 3169 N. Orchard Street, #3, Chicago, Illinois 60657

parties 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 not in tenancy in common, but in joint tenancy, 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.

COOK COUNTY, ILLINOIS FILED FOR RECORD

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TO HAVE AND TO HOLD the same unto said parties of the second part, to have, not in tenancy in common, but in joint tenancy, 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 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 in 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 notary public, WITNESSETH

By [Signature] VICE PRESIDENT  
Attest [Signature] JOHANSEN, ASSISTANT SECRETARY



STATE OF ILLINOIS COUNTY OF COOK

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, and voluntarily act and do 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 utilized in 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.

This instrument prepared by:  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

Given under my hand and Notary Seal.

NOV 12 1993 Date

[Signature] Notary Public

DELIVERY INSTRUCTIONS  
NAME Michael J. Hirschtick, Esq.  
STREET 6321 North Avondale  
CITY Suite 210 Chicago, Illinois 60631



FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1-28-110-001 2955 Halsted-3

Chicago, Illinois 60657

RECORDER'S OFFICE BOX NUMBER

BOX 333

74700377 11/18/93

93627920

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
12550  
SEAL ESTATE TRANSACTION TAX  
Cook County  
93957729

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ESTATE

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My Commission Expires 1/1/2008  
Notary Public, State of Illinois  
• OFFICIAL SEAL •

# UNOFFICIAL COPY

## Exhibit A

"UNIT NUMBER 2955 HALSTED - 3 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 LYING NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, 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 93513491 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."

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## 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.

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estate