

UNOFFICIAL COPY

(a)

93985058

TRUSTEE'S DEED

. DEPT-01 RECORDING \$29.50
. T0000 TRAN 5267 12/02/93 15:59:00
. #1267 # - 93-985058
. COOK COUNTY RECORDER

This Indenture, made this 2nd day of November, 1993, between LASALLE NATIONAL TRUST, N.A., a national banking association, Chicago Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of July, 1986 and known as Trust Number 111297, party of the first part, and Debra M. Viney, an Unmarried Woman, party of the second part.

(Address of Grantee(s)): 8304 "C" High Point Circle
Darien, Ill. 60561

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths 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:

UNIT NO. 1601 in 100 East Huron Street Condominium as delineated on a survey of the following described real estate:

LOT 2 IN CHICAGO PLACE, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO PLACE RECORDED SEPTEMBER 7, 1990, AS DOCUMENT NO. 90425974, IN COOK COUNTY, ILLINOIS

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Residences at 100 East Huron Street Condominium Association (the "Declaration") recorded as Document No. 90-620268 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, 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, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

2950
2149

N932149/E114936A

93985058

UNOFFICIAL COPY

Cook County
REAL ESTATE TRANSACTION TAX
107.25
REAL ESTATE REVENUE STAMP DEC 2 '93 PA. 11425



Property of Cook County Clerk's Office

93985055

UNOFFICIAL COPY

Also subject to: (1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of Survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any, which do not materially affect the use of Unit No. 1601 in 100 East Huron Street Condominium as a residence; (6) leases and licenses affecting the Common Elements, as defined in the Declaration; (7) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of Unit No. 1601 in 100 East Huron Street Condominium as a residence; (8) Easement and Operating Agreement recorded on October 5, 1990 as Document No. 90487310, including all amendments and exhibits thereto; (9) Construction Easement Agreement recorded on October 4, 1989 as Document No. 89468686, including all amendments and exhibits thereto; (10) acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part; ~~(11) the right and option of 700 Michigan Tower Partnership, an Illinois partnership ("Seller") as beneficiary of Trustee, to repurchase the real estate conveyed herein on the terms and conditions set forth in that certain Purchase Agreement dated October 14, 1993, as it may be amended, between Seller and Debra M. Viney, the terms of which are incorporated in Exhibit A attached hereto and which Grantee covenants are binding on Grantee and its successors and assigns by acceptance of a deed,~~ (12) Illinois Responsible Property Transfer Act of 1988 disclosure document; and (13) liens and other matters of title over which Near North National Title Corporation will insure at Seller's expense under Title Commitment No. N932149

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf of said party of the second part forever. Grantor also hereby grants to Grantee, or 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 aforementioned Declaration, 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 subject to all rights, easements, covenants, 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 executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

Permanent Real Estate Index No. 17-10-105-014- 1036

93985054

UNOFFICIAL COPY

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

LASALLE NATIONAL TRUST, N.A.
as Trustee as aforesaid,

Nancy A. Smith
Assistant Secretary

[Signature]
Assistant Vice President

This instrument was prepared
by:

La Salle National Trust, N.A.
Real Estate Trust Department
135 S. LaSalle Street
Chicago, Illinois 60690

Sue Ann Fishbein
Rudnick & Wolfe
203 North La Salle Street
Chicago, Illinois 60601

AFTER RECORDING, MAIL TO:

Guth & Conklin Ltd.
111 W. Washington St. 1710
Chicago, IL 60602

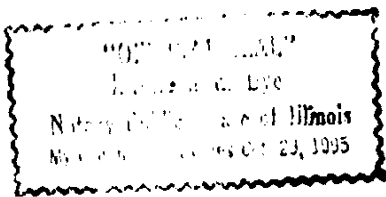


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosemary Collins, Assistant Vice President of LASALLE NATIONAL TRUST, N.A., and Nancy A. Stack Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix 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 this 29th day of November A.D., 19 93.



Rosemary A. Stack
NOTARY PUBLIC

33985055