

93269736

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(The above space for recorders use only)

THIS INDENTURE, made this ~~XV~~ 3rd day of April, 19 93, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, formerly known as Bank of Ravenswood, hereinafter referred to as First Chicago Trust Company, an Illinois Corporation 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 11th day of January, 19 78, and known as Trust Number 25-3086, party of the first part, and

David C. Yocum and Michael N. Cahonce, party of the second part. Address of Grantee(s): 3766 N. Wayne, 2nd Floor, Chicago, Illinois 60613

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, as joint tenants with the right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION:

DEPT-01 RECORDING 327.50
140000 TRAM 0514 04/13/93 13:25:00
93213 * -93-269736
COOK COUNTY RECORDER

93269736

(Permanent Index No.: 14 20 115 015)

together with the tenements and appurtenances thereto belonging 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.

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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 ASST. Vice-President and attested by its Trust Officer, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS

As Trustee as Aforesaid

By [Signature] ASST. VICE-PRESIDENT

Attest [Signature] TRUST OFFICER

MAIL TO:

NAME SIMON EDELSTEIN
ADDRESS 939 W GRACE
CITY AND STATE Chicago IL 60613

ADDRESS OF PROPERTY:

3766 N. Wayne, 2nd Floor
Chicago, Illinois 60613

THIS DOCUMENT WAS PREPARED AND DRAFTED BY

Mario V. Gotanco

OR RECORDER'S OFFICE BOX NO. _____

FIRST CHICAGO
Trust Company of Illinois

1825 W. Lawrence Avenue
Chicago, Illinois 60640

2750

SW0112 + 25005
INSURANCE COMPANY

Revenue stamps and return address

Document Number

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

} ss.

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Asst. Mario V. Gotanco
Eva Higi
Vice-President of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, and

Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April 19 93

Silvia Medina
Notary Public



Property of Cook County Clerk's Office
93269736

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR 12 1993
68.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR 12 1993
136.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR 12 1993

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR 12 1993

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Subject only to the following: (I) nondelinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declarations or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) rights of the public, the City of Chicago and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals, and water detention basins located in or serving the Project; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; (XI) existing leases, licenses and agreements affecting the common elements; and (XII) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

VP 1 2880000

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION 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 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 THEREIN."

LEGAL DESCRIPTION:

UNIT 3766-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WAYNE GRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "B" RECORDED MARCH 4, 1993 AS DOCUMENT NUMBER 93162967 OF LOT 53 AND 54 IN MILLER'S SUBDIVISION OF BLOCKS 5 AND 6 OF EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Under

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