

# UNOFFICIAL COPY

TRUSTEE'S DEED

## 94405240

Form 2459 Rev. 3-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 16TH day of MARCH, 19 94, 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 14TH day of SEPTEMBER, 19 93, and known as Trust Number 117448-02 party of the first part, and

STEPHEN M. CZUBEK  
832 BUENA, CHICAGO, IL. 60613  
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.

DEPT-01 RECORDING \$23.50  
T49011 TRAM 1663 05/05/94 10:43:00  
#3315 & FV \*-94-405240  
COOK COUNTY RECORDER

STATE OF ILLINOIS

NOTARY PUBLIC

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.

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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 thereto 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 hereunto 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.



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

STATE OF ILLINOIS, } SS.  
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY MICHAEL WANG

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 N. LA SALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above signed STEPHEN M. CZUBEK 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 is as custodian of the corporate seal of said National Banking Association, and that he caused the 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.

"OFFICIAL SEAL" Notary Seal.  
DOROTHY THIEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 02/11/96

Date 3/17/94

Notary Public

DELIVERY INSTRUCTIONS

NAME LLOYD GUSSIS  
STREET 2520 N. LINCOLN LN  
CITY CHICAGO, IL 60614

OR

3124 N. CLIFTON, UNIT 3-N

CHICAGO, IL. 60657

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

RECORDER'S OFFICE BOX NUMBER

This space for affixing riders and receiving stamps

10-3-94 + 1-19-94

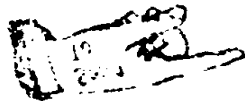
2350

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Property of Cook County Clerk's Office

94405240



# UNOFFICIAL COPY

UNIT 3124-3N IN CLIFTON ROW CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 11 FEET OF LOT 34 AND ALL OF LOTS 35, 36, 37 AND 38 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF OUTLOTS 2 AND 3 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF THE SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94170429.

14-29-300-028

14-29-300-029

SUBJECT TO:

(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 Grantee or anyone claiming by, through or under Grantee; (V) covenants, conditions, agreements, existing leases on the common elements, 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) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Grantee's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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 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 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.

94405240

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