

TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 11th day of April, 1994, 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 10th day of January, 1993, and known as Trust Number RV-011639 party of the first part, and Ronald Shipka, Jr. and Darcie Shipka, as husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety 1765 W. Altgeld, Unit D, Chicago, IL 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:

* as successor trustee to First Chicago Trust Company of Illinois

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF. 34468243

Vertical stamp: PROPERTY OF COOK COUNTY CLERK'S OFFICE. Includes handwritten name Michael Brown and date 4/14/94.

Permanent Index No. 14-30-406-002

together with the easements and appurtenances thereunto 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.

DEPT-01 RECORDING 16012 TRAN 1995 05/25/94 09139100 \$29.50 COOK COUNTY RECORDER \$0853 \$ SK # 94-468243

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 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 not personally.



By SUZANNE G. BAKER VICE PRESIDENT

Attest EVA HIGI ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY Eva Higi Ravenswood Office

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 55 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 named 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 4/14/94

OFFICIAL SEAL MARGARET O'DONNELL Notary Public

DELIVERY INSTRUCTIONS: NAME Michael Brown, STREET 2950 N. Lincoln Avenue, CITY Chicago, IL 60657

1765 Altgeld, Unit P08

Chicago, IL

RECORDER'S OFFICE BOX NUMBER

Handwritten number 25-50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94468240

UNOFFICIAL COPY

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1765 Altgeld Unit P08 In Terra Cotta Village
Condominium as delineated on a survey of the following
described real estate:

Block 2 in Fullerton's Second Addition to Chicago being a Subdivision in the East Half of the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded July 22, 1993 as document no. 93569616 and as amended on September 15, 1993 which amendment was recorded on September 24, 1993 as document no. 93768718 and as amended on October 18, 1993 as document no. 93833485 and on December 8, 1993 as document 03003243 and on March 25, 1994 as document no. 94274328 and as amended from time to time; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units falling within the above tract and set forth in said Declarations and Surveys as amended from time to time).

"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, AFORESAID, 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."

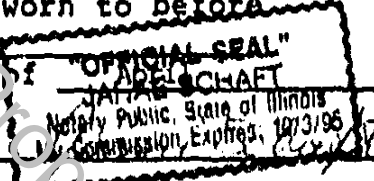
94408243

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/11/94, 19 Signature: [Signature]
Grantor or Agent

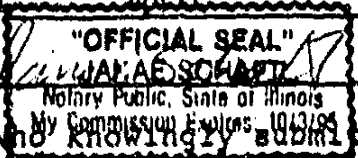
Subscribed and sworn to before me by the said _____ this 11th day of April, 1994.
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/11/94, 19 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 11th day of April, 1994.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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