

94570725

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 3rd day of June, 1994, between LAKE SHORE NATIONAL BANK, a national banking association, 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 20th day of August, 1970, and known as Trust Number 2380, party of the first part, and Rock-Wil Corporation

party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of \$10.00 Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part the following described real estate in Cook County, Illinois, to-wit:

See Attached Exhibit "A"

04-25-206-252-1042

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.

DEPT-01 RECORDING \$23.50
F97777 TRAN 4093 06/29/94 15433:00
\$4745 + GV # - 94 - 94570725
COOK COUNTY RECORDER

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, prior to 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 Second Vice President/Trust Officer and attested by its Assistant Secretary, the day and year first above written.

LAKE SHORE NATIONAL BANK us Trustee as aforesaid,

By [Signature] Second Vice President-Trust Officer

Attest: [Signature] Assistant Secretary

STATE OF ILLINOIS,) s.s.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HERELY CERTIFY that the above named Second Vice President/Trust Officer and Assistant Secretary of the LAKE SHORE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Second Vice President/Trust Officer 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 Bank 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 Bank, caused the corporate seal of said Bank 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 Bank for the uses and purposes therein set forth.

OFFICIAL SEAL
BERNABETTE A. SCIGALA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-98

Notary Public [Signature]
this 3rd day of June, 1994

D NAME Taslitz, Smith & Hennesch
E STREET 11 East Adams Street
L SUITE 1400
V CITY Chicago, Illinois 60603
E
R
Y INSTRUCTIONS OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1719 Grove Street
Garage # 14

THIS INSTRUMENT WAS PREPARED BY:

Gerald P. Gleso
LAKE SHORE NATIONAL BANK-Trust Dept.
605 N. Michigan Avenue
Chicago IL 60611

This space for trustee return and fee

Document Number

2355

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" EXHIBIT A "

UNIT NONE* AND GARAGE UNIT 14 IN CHURCHVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BOUCHER'S CONSOLIDATION, SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT 932154) AND ALSO OF LOTS 1, 2, 3, AND 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1957 AS DOCUMENT 17038892) ALL OF SAID PREMISES BEING IN THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 5, 1961 AS DOCUMENT 18127 2 IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THE WEST 1.4 FEET OF THAT PART OF SAID LOT 2 IN BOUCHER'S CONSOLIDATION FALLING IN BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN AFORESAID) EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26149992 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO 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.

ALSO SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1984 AND SUBSEQUENT YEARS; MORTGAGE OR TRUST DEED AND RELATED SECURITY DOCUMENTS OF BUYER; EASEMENTS, COVENANTS, RESTRICTIONS AND BUILDING LINES OF RECORD; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ACTS DONE OR SUFFERED BY BUYER OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER; CONDOMINIUM PROPERTY ACT OF ILLINOIS; DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CHURCHVIEW CONDOMINIUM AND DECLARATION OF BYLAWS FOR THE CHURCHVIEW CONDOMINIUM ASSOCIATION, AND ALL EXHIBITS AND AMENDMENTS THERETO; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; TENANCIES, LEASES, LICENSES AND EASEMENTS AFFECTING THE COMMON ELEMENTS; EASEMENT FOR AUTOMOBILE PARKING AREA, ESTABLISHED BY DEED DATED JULY 2, 1958 AND RECORDED JULY 10, 1958, AS DOCUMENT NO. 17256738; LICENSE AGREEMENT DATED NOVEMBER 9, 1965, RECORDED NOVEMBER 23, 1965 AS DOCUMENT NO. 19664115 BETWEEN LaSALLE NATIONAL BANK, AS T/U/T 13739 AND CHICAGO TITLE AND TRUST COMPANY, AS T/U/T 37625.

*SALE OF GARAGE UNIT ONLY

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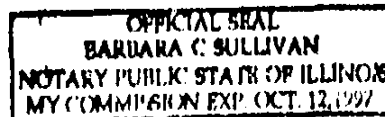
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STATEMENT BY GRANTOR AND GRANTEE

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 June 28, 1994 Signature: Tim Nimrod as agent for Lake Shore National Bank
Grantor or Agent
Timothy D. Nimrod, Attorney

Subscribed and sworn to before me by the said Agent this 28th day of June, 1994.

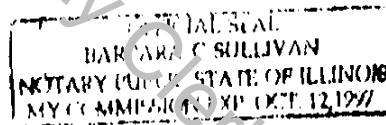


Notary Public Barbara C. Sullivan

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 June 28, 1994 Signature: Tim Nimrod as agent for Lake Shore National Bank
Grantee or Agent
Timothy D. Nimrod, Attorney

Subscribed and sworn to before me by the said Agent this 28th day of June, 1994.



Notary Public Barbara C. Sullivan

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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