

THIS INDENTURE, made this 17th day of August, 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 1st day of SEPTEMBER, 1988, and known as Trust Number 106350-01 party of the first part, and Richard A. Roughton and John H. Wilson 1250 North Dearborn Parkway #14B Chicago, IL, 60610, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

- . DEPT-01 RECORDING \$23.50
- . T99999 TRAN 5167 08/18/94 10:57:00
- . #8376 # DW *-94-731170
- . COOK COUNTY RECORDER
- . DEPT-01 RECORDING \$2.00
- . T99999 TRAN 5167 08/18/94 10:58:00
- . #8377 # DW *-94-731170
- . COOK COUNTY RECORDER

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

94731170

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 terms of all trust deeds and/or mortgage 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By Gregory S. Kasprzyk

Attest Peter Johansen VICE PRESIDENT

Attest Assistant Secretary



STATE OF ILLINOIS }
COUNTY OF COOK }

This instrument prepared by:

American National Bank and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60660

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, Grants, 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 utilized to said instrument as said Assistant Secretary, then and there acknowledged as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and seal of office
L. M. SOKIENSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/27/96

AUG 17 1994

Date

Notary Public

NAME DAVID L. GURSTEIN
STREET 35 E. Wacker Drive #1750
CITY Chicago IL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT 14B
1250 North Dearborn Parkway
Chicago, IL 60610

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

RECORDED

2350

E 117008/1994389 and Co. ll

This space for affixing recorders revenue stamps

Decedent Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

★ ★ ★ ★
5 9 1 9
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF
REVENUE
78938

★ ★ ★ ★
9 9 1 9
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF
REVENUE
78937

050121
11250

011
REAL ESTATE TRANSACTION TAX

8376 + DW * -94-731170
COOK COUNTY RECORDER

823.50
R DEPT-01 RECORDING
19999 TRAM 5167 08/18/94 10:58:00

94731170

DEPT-01 RECORDING \$2.00
19999 TRAM 5167 08/18/94 10:59:00
8377 + DW * -94-731170
COOK COUNTY RECORDER

UNOFFICIAL COPY

Legal Description:

P.I.N.: 17-04-223-014, and 17-04-223-015 and 17-04-223-016

UNIT 14B, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1250 NORTH DEARBORN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED 8/31/93 AS DOCUMENT NUMBER 936 924 16 OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE TENANT OF THE UNIT EITHER WAVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL, OR DID NOT HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMITTED EXCEPTIONS:

- A. TAXES ON SUBSEQUENT YEARS;
- B. LEASES AND LICENSES AFFECTING THE COMMON AREAS;
- C. ACTS DONE OR SUFFERED BY, OR JUDGEMENTS AGAINST GRANTEE;
- D. LIENS WHICH ARE INSURED OVER BY NEAR NORTH NATIONAL TITLE CORP. WITHOUT COST TO PURCHASER;
- E. ILLINOIS CONDOMINIUM PROPERTY ACT OF STATE OF ILLINOIS AND MUNICIPAL CODE OF CHICAGO;
- F. COVENANTS, CONDITIONS, BUILDING LINES, AGREEMENTS, EASEMENTS, RESTRICTIONS OF RECORD, BUILDING AND ZONING LAWS, AND ORDINANCES AND
- G. PARTY WALL RIGHTS, IF ANY;
- H. LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; AND
- I. DECLARATION OF CONDOMINIUM, BY-LAWS, PROPERTY REPORT, BUDGET AND ARTICLES OF INCORPORATION OF CONDOMINIUM ASSOCIATION, INCLUDING ALL AMENDMENTS AND EXHIBITS THERE TO ALL OF THE AFORESAID.
- J. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ZONING RESTRICTIONS HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 936 924 16.
- K. EXISTING LEASE FOR THE PREMISES BY AND BETWEEN none AND none.

9731170

UNOFFICIAL COPY

Property of Cook County Clerk's Office

07110714

94731170