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TRUSTEE'S DEED

94771917

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 30TH 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 NOVEMBER, 1989, and known as Trust Number 109817-02 party of the first part, and STEPHEN C. CHAN & ASA LEE CHAN, HUSBAND AND WIFE, 842 WEST AGATITE, UNIT 2-E, CHICAGO, IL 60640, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of --TEN DOLLARS-- (\$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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

1072 201375

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

94771917

RECORDED
INDEXED
94771917
500.00

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 hereto 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: [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 & 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.

This instrument prepared by P. H. JOHANSEN American National Bank and Trust Company 33 NORTH LA SALLE STREET, CHICAGO 60690

Given under my hand and official seal, Ruth Anna Booker Notary Public, State of Illinois My Commission Expires 5/5/98

Date 8/30/94

[Signature] Notary Public

Document Number

208
308

DELIVERY NAME: Francis Scesallo
STREET: 3074 W. Palmer
CITY: Chicago, IL 60647

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

842-44 WEST AGATITE, UNIT 2-E & P-3 CHICAGO, IL 60640

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

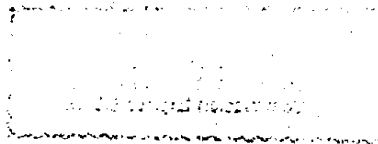
DEPT. OF REVENUE 4063194 750.00

RECORDER'S OFFICE BOX NUMBER

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EXHIBIT "A"

UNIT NOS. 2-E AND P-3 IN 842-44 WEST AGATITE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 52 IN GALTS SHERIDAN ROAD SUBDIVISION IN THE EAST ^{ONE HALF OF THE NORTHEAST} 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 94-763009, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 1994 and subsequent years; the Illinois Condominium Act; the Condominium Declaration and all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, conditions, covenants, building lines and restrictions of record; leases and licenses affecting the Common Elements; and utility easements, if any.

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 herein.

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.

The purchaser of the unit was the tenant of Unit 2-E prior to the conversion of the building to a condominium. The tenant of Unit P-3 has waived or has failed to exercise the right of first refusal.

Commonly known as 842-44 West Agatite, Units 2-E and P-3, Chicago, Illinois 60640

Permanent Index Number: Part of 14-17-227-010-0000

This Instrument Prepared By:

Leon J. Teichner, Esq.
LEON J. TEICHNER & ASSOCIATES
180 North LaSalle Street
Suite 1601
Chicago, Illinois 60601
312/541-2822

DEPT-01 RECORDING \$23.50
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COOK COUNTY RECORDER

94771917

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