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TRUSTEE'S DEED

94005215

JOINT TENANCY

The above space for recorder's use only

234

THIS INDENTURE, made this 8th day of December, 1993, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 14th day of February, 1990, and know as Trust Number 1743 I,

party of the first part, and Richard O'Brion and Kristina O'Brion, his wife, as joint tenants-partly of the second part, 1730 N. Clark #507 Chicago, IL

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10,000) TEN and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey 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 LOWER PORTION...

BACK TOWNY, ILLINOIS
1994 JAN -14 AM 10:34

94005215

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
23700

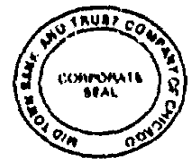
TO HAVE AND TO HOLD the same unto and parties of the second part, their heirs, and assigns, in common, for the purposes aforesaid.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
877.50

IN WITNESS WHEREOF, the party of the first part, its Trustee, its Attorney-in-Fact, and its authorized agent, have hereunto set their hands and seals, and the party of the second part, their heirs, and assigns, have hereunto set their hands and seals, and the provisions of said Trust Agreement, as amended, and every part thereof, and every condition and covenant contained therein, have been read and explained to and by the said parties of the second part, and they have acknowledged the same to be their free and voluntary act and deed, and that they are not under any duress, coercion, or undue influence, and that they are fully aware of the contents and effect of the same, and that they intend to be bound by the same, and that they have no objection to the same, and that they have no objection to the same being recorded in the public records of Cook County, Illinois.

Trust Officer and Assistant Secretary



Signature of Trust Officer and Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY
Nakla M. Dunigan
MID TOWN BANK AND TRUST COMPANY OF CHICAGO
301 NORTH CLARK STREET
CHICAGO, ILLINOIS 60611

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Deborah M. Stephanitan and Julia Spaulding of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, are the duly authorized representatives of said corporation, and that they are duly qualified to execute the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, and that the provisions of said Trust Agreement, as amended, and every part thereof, and every condition and covenant contained therein, have been read and explained to and by the said parties of the second part, and they have acknowledged the same to be their free and voluntary act and deed, and that they are not under any duress, coercion, or undue influence, and that they are fully aware of the contents and effect of the same, and that they intend to be bound by the same, and that they have no objection to the same, and that they have no objection to the same being recorded in the public records of Cook County, Illinois.

OFFICIAL SEAL
GLORIA E HERNANDEZ
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 24, 1997

12/08/93
Signature of Notary Public

NAME: Patricia J. Conman
STREET: 835 N. Sterling, Suite 100
CITY: Palatine, IL 60067

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

1155 Armitage, Unit #310

Chicago, IL 60622

BOX 333

74 7576 9665847

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UNIT 310 AND P-105 IN 1155 ARMITAGE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 TO 19 INCLUSIVE IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, 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 recorded as Document Number P.I.N. 14-32-400-089-0000 with its undivided percentage interest in the common elements in Cook County, Illinois.

Commonly known as 1155 Armitage, Unit #310 Chicago, Illinois 60622

SUBJECT ONLY TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND A RESERVATION BY THE TRUSTEE (AS HEREINAFTER DEFINED) TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ACT AND CODE; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (7) ACTS OF BUYER; (8) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

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 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.

- (A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL;
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM

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2011-01-01