

TRUSTEE'S DEED

INDIVIDUAL

The above space for recorders use only

THIS INDENTURE, made this 10th 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, party of the first part, and

Scott Dahnke party of the second part. 1133 N. Dearborn #3306 Chicago, IL

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 grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

COOK COUNTY, ILLINOIS FILED FOR RECORD

1993 JAN 25 AM 9:52

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SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 838.25

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 231.50

with the covenants and appurtenances thereto belonging to said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the parts 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 thereto 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 Trust Officer and attested by Assistant Secretary



By Deborah M. Spaulding Trust Officer Attest Julia Spaulding Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK

SS.

THIS INSTRUMENT PREPARED BY

Nakia Dunigan MID TOWN BANK AND TRUST COMPANY OF CHICAGO 2021 N. CLARK ST. CHICAGO, ILLINOIS 60614

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Deborah M. Stephanites and Julia Spaulding of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Ass't Sec. 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 Illinois Banking Corporation for the uses and purposes therein set forth, and the said Trust Officer and Assistant Secretary as custodian of the corporate seal of said Illinois Banking Corporation caused the corporate seal of said Illinois Banking Corporation to be affixed to said instrument as said Assistant Secretary own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth. Given under my hand and Notary Seal.

Date 12/10/93

NOTARY PUBLIC Carolyn Brown

OFFICIAL SEAL CAROLYN V BROWN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. OCT. 27, 1996

DELIVERY NAME: DOUGLAS CONOVER STREET: RIECK AND CROTTY, P.C. CITY: 55 W. MONROE ST., SUITE 3390 CHICAGO, IL 60603 INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1155 Armitage, Unit #308 Chicago, IL 60622

BOX 333

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
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1994 JAN 25 AM 11:30

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JAN 25 AM 10:27

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COOK COUNTY, ILLINOIS
CLERK OF COURT
JAN 25 1994
11:30 AM
94077676

UNOFFICIAL COPY

Exhibit "A" 7/7/76

UNIT 308 AND P-125 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; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0302 8009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 14-32-400-089-0000

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Commonly known as 1155 Armitage, Unit #308 Chicago, Illinois 60622

SUBJECT ONLY TO: (a) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY THAT ARE NOT VIOLATED BY THE EXISTING USES OF THE PROPERTY AND THE EXISTING IMPROVEMENTS THEREON AND PROVIDED THAT THEY DO NOT CONTAIN ANY REVERTER PROVISIONS; (b) TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO, THAT ARE NOT VIOLATED BY THE EXISTING USES OF THE PROPERTY AND THE EXISTING IMPROVEMENTS THEREON; (c) PUBLIC, AND UTILITY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, THAT ARE NOT VIOLATED BY THE EXISTING IMPROVEMENTS ON THE PROPERTY; (d) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (e) LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT OR THE CODE; (f) GENERAL TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS; (g) INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF REGULAR MONTHLY ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; AND (h) ACTS DONE BY OR SUFFERED THROUGH THE BUYER, WHICH SHALL BE "PERMITTED EXCEPTIONS".

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