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This Indenture, Made this 29th day of December, 1993

between CHICAGO CITY BANK AND TRUST COMPANY, a corporation of Illinois, 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 27th day of October, 1977, and known as Trust Number 10328, party of the first part, and RICHARD BILLADEAU and BETTY DEVRIES, whose address is 3550 North Lake Shore Drive, Chicago, Illinois 60657 #2702, not as tenants in common, but as joint tenants, parties of the second part.

Witnesseth, That said party of the first part in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof. Commonly known as: Unit 1C, 3400 North Lake Shore Drive, Chicago, Ill. 60657

P.I.N. 14-21-307-031
14-21-307-033

COOK CO. NO. 016 448374

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 302.50

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 26 '94 151.25

together with the tenements and appurtenances thereto 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.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 26 '94 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 26 '94 999.00

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, given to secure the payment of money, remaining unreleased at the date of the delivery hereof and pertaining to the above described real estate.

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 (Assistant) Vice President and attested by its (Assistant) Trust Officer, the day and year first above written,

This instrument prepared by Sharon L. Matuszak CHICAGO CITY BANK AND TRUST COMPANY 815 West 63rd Street Chicago, Illinois 60621

CHICAGO CITY BANK AND TRUST COMPANY, As Trustee as aforesaid, By [Signature] (Assistant) Vice President Attest [Signature] (Assistant) Trust Officer

Cap 748 7236 SB Pay 2 cent

2003-0000

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BOX **BOX 333**

Joint Tenancy Deed

CHICAGO CITY BANK AND
TRUST COMPANY
As Trustee under Trust Agreement
To

CHICAGO CITY BANK & TRUST CO.
CHICAGO

Form 122051

Property of Cook County Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 26 94
270.75
89.11187

MAR 14 1994
1060 LAKE ST.
STEVEN C NICKOLAS
HANDLER PK ZC 60103

"OFFICIAL SEAL"
RUTH J. WALKER
Notary Public, State of Illinois
My Commission Expires 8/5/95

COOK COUNTY, ILLINOIS
FILED FOR RECORD
94 JAN 27 AM 11:01

94087605

50928076

Notary Public

of January 19 1994
Gibert under my hand and Notarial Seal this 3rd day

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the aforementioned CHICAGO CITY BANK AND TRUST COMPANY Vice President of the CHICAGO CITY BANK AND TRUST COMPANY and that the aforementioned (Assistant) Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such CHICAGO CITY BANK Vice President and (Assistant) Trust Officer, 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) Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

State of Illinois }
COUNTY OF COOK }
ss.

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EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Unit No. 1c in 3400 North Lake Shore Drive Condominium as delineated on a survey of the following described real estate:

Lot 17 and the South 100 feet of that part of Lots 18, 19 20 and 21 lying West of Sheridan Road in Jones' Subdivision of Lot 22 in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian.

which survey is attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document Number 03081293, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P- 43, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 03081292.

This Deed is subject to: general real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; the Declaration as amended from time to time; public, private and utility easements of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after Closing for assessments levied pursuant to the Declaration; acts done or suffered by Purchaser.

The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit. ~~The Purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.~~

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 of Condominium 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 through the provisions of said Declaration were recited and stipulated at length herein.

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2025-03-12