

# UNOFFICIAL COPY

TRUSTEE'S DEED

94099340

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

E116001 SR N932606 172

THIS INDENTURE, made this 28th day of January, 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, 19 88 and known as Trust Number 106350-01, party of the first part, and

PATRICIA MONROE, divorced not remarried, party 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, 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 \$25.50  
T#0011 TRAN 9856 01/31/94 10:22:00  
#2035 # \* - 94 - 09 9340  
COOK COUNTY RECORDER

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto 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 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

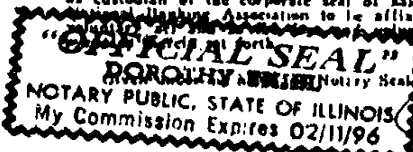
STATE OF ILLINOIS,  
COUNTY OF COOK

SS.

THIS INSTRUMENT  
PREPARED BY

AMERICAN NATIONAL BANK  
AND TRUST COMPANY  
OF CHICAGO  
33 N. LASALLE  
CHICAGO, ILLINOIS

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, 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 of said National Banking Association for the uses and purposes therein set forth.



Date: 1/31/94  
Notary Public

DELIVERY INSTRUCTIONS  
NAME Patricia Monroe  
STREET 1250 N. Dearborn #10E  
CITY Chicago IL 60610

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
Unit 10E  
1250 North Dearborn Parkway  
Chicago, IL 60610

This space for affixing stickers and revenue stamps

94099340

Document Number



25-50

RECORDER'S OFFICE BOX NUMBER

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0 1 2 3 4 5 6 7 8 9  
REAL ESTATE REVENUE STAMP  
JAN 31 2014  
Cook County  
TRANSACTION TAX  
68.75

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## EXHIBIT A

### Local Description:

UNIT 10E, 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 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL, OR DID NOT HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER IN WHICH CASE THIS SHOULD BE DISCLOSED.

### Permitted Exceptions:

- A. Taxes for subsequent years
- B. Leases and licenses effecting the common elements;
- C. Acts done or suffered by, or judgments 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 thereto 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 14.
- K. Existing Lease for the premises by and between \_\_\_\_\_ and \_\_\_\_\_.

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