

# UNOFFICIAL COPY

TRUSTEE'S DEED

94251065

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this 17th day of March, 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, 1984 and known as Trust Number 106350-01, party of the first part, and FRANCOIS J. DONNAN 1250 North Dearborn Parkway Unit 11D Chicago, IL 60610 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  
 T90011 TRAN 0688 03/18/94 15:04:00  
 #7350 # \*94-251065  
 COOK COUNTY RECORDER

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, unto 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 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 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 attested by



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 Vice President and Assistant Secretary of the AMERICAN 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 and as the free and voluntary act of said National Banking Association.

**"OFFICIAL SEAL"**  
 DOROTHY THEIL  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 Commission Expires 02/11/96

MAR 17 1994  
 Date  
*[Signature]*  
 Notary Public

NAME  
 STREET  
 CITY  
 STATE  
 ZIP

TEROME M. SAX  
 309 W. Washington St.  
 Chicago, IL 60606  
 Suite 700  
 OR

FOR INFORMATION ONLY  
 INSERT STREET ADDRESS OF ABOVE  
 DESCRIBED PROPERTY HERE

Unit 11D  
 1250 North Dearborn Parkway  
 Chicago, IL 60610

25.50

RECORDERS' OFFICE BOX NUMBER.

EL16256/N940327 JAK

94251065

94251065

Official Notary

# UNOFFICIAL COPY

03/10/19

Property of Cook County Clerk's Office

9-10-10-10


0 1 4 6 9 4

Cook County  
REAL ESTATE REVENUE  
STAMP

REVENUE  
STAMP  
FEB. 11, 1925

REAL ESTATE TRANSACTION TAX

68.50



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EXHIBIT A

## Legal Description:

UNIT 11D, 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 affecting 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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