

UNOFFICIAL COPY

TRUSTEE'S DEED

94391575

COOK CO. NO. 018

2 2 6 3 8 5

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 22nd day of April, 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 22nd day of June, 1983, and known as Trust Number 58086, party of the first part, and Thomas Collins and Kelly Collins, of 626 Waveland, Chicago, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim 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:

UNIT NUMBER 626,F-2 in WAVELAND GARDENS CONDOMINIUM, as delineated on a survey of the following described real estate: The West 65 feet of Lots 6 and 7 and the East 100 feet of Lots 8 and 9 (except the West 81.50 feet of said Tract) in Block 6 in Hanoley's Subdivision of Lots 3 to 21 and 33 to 37, inclusive, in Pine Grove in the Northwest 1/4 of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 93788342, as amended from time to time, together with its undivided percentage interest in the common elements; Subject to the following (and without implying any warranty as to matters not listed in the following): covenants, conditions and restrictions and building lines of record; zoning and building laws and ordinances; terms, provisions, covenants and conditions of the Declaration of Condominium, including all amendments and exhibits thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or any amendments thereto; applicable provisions of the Declaration for Waveland Courts Condominium, recorded as Document No. 2618591, and all amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; encroachments, if any; leases and licenses affecting the Common Elements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years; installments due after the date hereof for assessments established pursuant to the Declaration of Condominium or for drainage or storm assessments; the mortgage or trust deed and/or other liens or encumbrances created by, through or under grantees. Grantor also hereby grants (subject to the foregoing) to together with the tenements and appurtenances thereunto belonging grantees, their successors and assigns, as [continued...]

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy, with all rights and easements appurtenant to the above described real estate, the rights and easement 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 is 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.

The tenant of the unit has waived or has failed to exercise the right of first refusal set forth in Section 30 of the Illinois Condominium Property Act.

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 real 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

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 and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

This instrument prepared by American National Bank and Trust Company 30 NORTH LA SALLE STREET, CHICAGO 60610

Given under my hand and Notary Seal Date APR 22 1994

[Signature] Notary Public

DELIVERY INSTRUCTIONS

NAME: Thomas Collins
STREET: 626 Waveland
CITY: Chicago, IL
OFFICIAL SEAL: Laura Kumirgo, Notary Public, State of Illinois, My Commission Expires 11/24/98

Tax Bills To: Thomas M. Collins 2300
626 W. WAVELAND AVE. 2F
CHICAGO, IL. 60613

RECORDER'S OFFICE BOX NUMBER BOX 308-CTI 60613

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 92.00
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 69.00
APR 22 1994 94391575

Handwritten notes: 10/2, F2, 75962, etc.

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORDS

94 MAY -2 AM 8:25

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