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TRUSTEE'S DEED

2003504 MTC Recid ①

THIS INDENTURE, made this 12TH day of JUNE 1995

between **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement, dated the **3RD DAY OF MAY, 1988** known as Trust Number **105255-09** party of the first part and

DEPT-01 RECORDING \$23.50
T90011 TRAN 7388 07/06/95 11:45:00
\$3646 + RV #-95-436776
COOK COUNTY RECORDER

95436776

(Reserved for Recorders Use Only)

TIMOTHY J. SAPPENFIELD, 925 WEST HURON, #313, CHICAGO, IL

party/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 consideration in hand paid, does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described real estate, situated in **COOK** County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As **407 NORTH ELIZABETH, CHICAGO, ILLINOIS 60622, UNIT 301**

Property Index Number **17-08-141-002 AND 17-03-141-003**

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 officers, the day and year first above written.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By _____

PETER H. JOHANSEN, SECOND VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

) I, **L. M. SOVIENSKI**

) said County, in the State aforesaid, do hereby certify **PETER H. JOHANSEN** an officer of American National Bank and Trust Company of

Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this **28TH** day of **JUNE**, 1995



L. M. Sovienksi
NOTARY PUBLIC

PETER H. JOHANSEN

23⁵⁰ on

Prepared By: American National Bank & Trust Company of Chicago
MAIL TO: ROSENTHAL & SCHANFIELD ATTN: DAVID M. ALIN 55 E. MONROE ST, 46TH FL, CHGO IL, 60603

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RECEIVED
CITY OF CHICAGO
REVENUE DEPARTMENT
JUN 25 1996
6318714

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE DEPARTMENT
JUN 25 1996
6318714

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REAL ESTATE TRANSACTION TAX
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95-207-96

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UNITY 301 AND P-13 IN ELIZABETH STREET LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 TO 27 BOTH INCLUSIVE, ALL OF VACATED ALLEY LYING NORTH OF SAID LOT 27 VACATED BY DOCUMENT 89557997, AND THE 15 FOOT NORTH AND SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 20 TO 27, BOTH INCLUSIVE, AND WEST OF LOT 19 AND CONTINUING NORTH ALONG THE EAST LINES OF LOTS 20 TO 27 AND THE WEST LINE OF LOT 19 TO THE SOUTH LINE OF LOT 33 AS VACATED BU DOCUMENT NO. 95181114; IN BLOCK 1 IN HAMBLETON'S SUBDIVISION OF LOT "E" OF THE CIRCUIT COURT PARTITION OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 15 420168, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 17-08-141-002 AND 17-08-141-003

Commonly known as 407 North Elizabeth, Unit 301, Chicago, Illinois 60622

SUBJECT TO THE FOLLOWING PROVIDED NONE IMPAIR THE USE OF THE PREMISES AS A SINGLE FAMILY RESIDENCE: (1) GENERAL REAL ESTATE TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS WHICH ARE NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) ENCROACHMENTS, IF ANY, ENDORSED OVER BY THE TITLE COMPANY; (6) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (8) UTILITY EASEMENTS; (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD; (10) OPERATING AGREEMENT, AND (11) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER, AS HEREINAFTER DEFINED, IS WILLING TO INSURE WITHOUT COST TO PURCHASER.

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, FORESAID, 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

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