TRUSTEE'S LEINOFFICIAL COPY

THIS INDENTURE, made this 14th day of 1995 hetween 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 recarded and delivered to said Bank in pursuant of a certain Trust Agreement. dated the 31st day of March, 1989, known as Trust Number 107458-00 party of the first part, and Fred M. Opponholmer and Lynda E. Oppe ne mer, the wife, not as joint tenants or tengats in common, but as tenants by the entirely,

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DEPT-01 RECORDING

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This space reserved for Recorder's use only.

Grantee's Address: 195 North Harbor Drive, #1406, Chicago, Illinois 60601, 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 is 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 Unit 1106, 195 North Harbor Drive, Chicago, Illinois 60601 Property Index Number: Part of 17-10-401-0.1 together with the tenements and appurtenances thereare belonging.

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TO HAVE AND TO HOLD, the same unto said party of the second party, and to the proper use, benefit and behoof, forever, of said party of the second party.

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 and 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 outspect to the lions of all trust doods and/or mortgage upon said roal actate, if ay, 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 Trustoe. As highesaid, and not personally
	By: MICHAEL WHELAN
STATE OF ILLINOIS )	1. ANNETTE G. FLOOD, a Notary Public in and for said County.
COUNTY OF COOK )	in the State aforesaid, do hereby certify J. MICHAEL WHELAN
	MICE PACSIDOR.

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

GIVEN under my hand and seal this

ANNETTE G. FLUOD Notary Public, State of Illinois My Commission Expires 10/20/98 ay of 11 23 1995

NOTARY PUBLIC

Prepared by Wie Galassini, Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601

Mail 10: EARL T. MEDANSKY - ROTMAN, MEDANSKY & ELOVITZ, LTD. 180 NORTH LASALLE STREET, CHICAGO, ILLINOIS 60601 25.5 Je.

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Property of Coot County Clert's Office

#### Parcel 1:

Unit 1406 in the ParkShore Condominium as defined and defined on the Plat of Survey of the following described parcel of real estate:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Mendian, in Cook County, Illinois, bounded and described as follows: commencing at the North fast corner of Parent "A: as located and defined in the plat of "Lake Front Plaza" Subdivision (being a subdivision recorded in the Recorder's Office of Cook County, Illinois on April 30, 1962 as Document Number 1846 1961) and running thence North along a Northward extension of the East line of said Parcel "A" (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by plat of dedication recorded in said Recorder's Office on March 14, 1979 as Document Number 24879730) a distance of 176,195 feet, thence East along a line perpendicular to the last described course a distance of 235,083 feet to the point of beginning at the North West corner of the hereinafter described parcel of land; thence continuing along the last described perpendicular line a distance of 189,959 feet to an intersection with the Westerly line of North Lake Shore Drive, as say! North Lake Shore Drive was dedicated by an instrument recorded in the Recorder's Office on March 14, 1979 as Document Number 24879733; thence Southwardly along said West line of North Lake Shore thrive, a distance of 145,720 feet; thence continuing Southwardly along said West line of North Lake Shore Drive. said West line being here in arc of a circle, concave Westerly and having a radius of 2854.789 feet, an arc distance of 85.093 feet to the North East corner of Block 2 of Harbor Point Unit 1, a Subdivision recorded in said Recorder's Office on December 13, 1974 as Document Number 22935649; thence West along the North line of said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet East of and parallel with the Northward extension of the East line o Parcel "A" in "Lake Front Plaza" Subdivision aforesaid; thence North along the last described parallel line (said parallel line being perpendicular to said North line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Concominium recorded June 27, 1995, as Document Number 95414356 , together with its undivided per ent ge interest in the Common Elements.

#### Parcel 2:

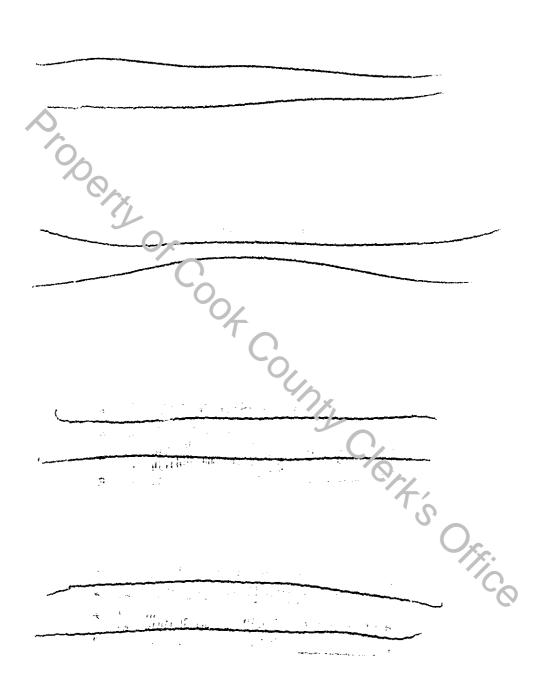
Perpetual and non-exclusive easement for the benefit of Face. I as created by Amended and Restated Grant of Easements dated August 29, 1989 and recorded September 1, 1989 as Document 89410952 by and among American National Bank and Trust Company of Chicago as Trustee under "rust Agreement dated November 1, 1985 and known as Trust Number 65812, American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 28, 1979 and known as Trust Number 4696b and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 1, 1982 and known as Trust Number 56375 solely for vehicular access and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delignated on Exhibit C of said Document creating said easement.

#### Parcel 3:

A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes, vehicular access and pedestrian access incidental to the use of Parcel 1 pursuant to the terms, conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1, 1989 as Document Number 89410952 over and upon the following described property:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago city datum and lying within the boundaries, projected vertically, upward and downward from the surface of the earth of said Parcel which is bounded and described as follows:

Commencing at the North East corner of Parcel "A" in the Plat of "Lake Front Plaza" Subdivision (being a Subdivision recorded in the Recorder's Office of Cook County, Illinois, on the 30th day of April 1962, in Book 615 of Plats of pages 4 to 9, inclusive, as Document Number 18461961), and running thence North along the Northward extension of the East line of Parcel "A", (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of Dedication recorded in said Recorder's Office on the 14th day of March, 1979 as Document Number 24879730), a distance of 176.195 feet; thence Eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of



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heginning of said parcel polarit; the see Forth and ty dyay a line along to 60 to seem as the new provided with and Northward extension of the line line of Parcel "A", a distance of 30.00 test; thence Pastward along a line perpendicular to said Northward extension of the East line of Parcel "A", a distance of 322 to 1801, thence Southwardly along a line perpendicular to the last described course a distance of 30 00 feet to an intersection with a line which is 231,00 feet, measured perpendicularly. North of and parallel to the North line of Block 2 in Harbor Point Unit Number 1, according to the plat thereof recorded on December 31, 1974 as Document Number 22935649; thence Westwardly along a line perpendicular to the last described course a distance of 322.16 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

The exclusive right to the use of one (1) Parking Space No. 365, a limited common element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 95414356

Purcel-5:

Valet-Parking-Right-for \_\_\_\_passenger-vehiclete) se created by and described in the Declaration aforecald, recorded ns Domine H-Ambor

Grantor also beceby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described call estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aferenid, and grantor reserves to itself, it 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 Grantee in this Deed is the Tena, t of Unit No. 1106, or the Tenant, if any, of said unit, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (n) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all ame alm mts and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encronchments, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Hements; (i) covenants, conditions, restrictions, easements and agreements of record; and (j) liens and other matters of title over which Near North national Title Clark's Office Corporation is willing to insure without cost to Purchaser.

Part of 17-10-401-011 195 Harbor Drive Chicago, Illinois 60601

Property of Cook County Clerk's Office