

UNOFFICIAL COPY

TRUSTEE'S DEED

95452195

THIS INDENTURE made this 23rd 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 17th day of January, 1995 known as Trust Number 300293-00 party of the first part, and

DEPT-01 RECORDING 125.50
100014 TRAN 6577 07/12/95 14156100
15315 E. J.W. # 95-452195
COOK COUNTY RECORDER

LONNIE A. CHAFIN and JOHN F. HILLIARD, as joint tenants

Grantor's Address
1451 W. Belmont, Apt. 3N
Chicago, Illinois 60640

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 Unit 40, 5230 N. Ravenswood, Chicago, Illinois 60640

Property Index Number part of 14-07-223-015 and 001

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.

23rd 1995



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

By Martha Brookins

MARTHA BROOKINS

STATE OF ILLINOIS
COUNTY OF COOK

J. SILVIA RIBEIRO

a Notary Public in and for

said County, in the State aforesaid, do hereby certify MARTHA BROOKINS

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 23rd day of June 1995

"OFFICIAL SEAL"

SILVIA RIBEIRO

NOTARY PUBLIC

NOTARY PUBLIC

MARTHA BROOKINS

Prepared By: American National Bank & Trust Company of Chicago

MAIL TO: Jill M. Metz, Esq., 5230 N. Clark Street, Chicago, Illinois 60640

25/11/95

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4/11/08

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Parcel 1:

Unit 40 in Map Factory Lofts Condominium as delineated on a survey of the following described Real Estate:

Parcel A:

Lot 1 in Swedish American Resubdivision of Lots 1 to 10, inclusive (except the West 33 feet of each of said Lots, conveyed for street), in Block 30 and of Lots 4, 5, 6, 7 and the West 12.48 feet of Lots 3 and 8 in Block 29 in Mt. Pleasant Subdivision of the South 1/2 of the South East 1/4 of the North East 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel B:

The Southerly 101 feet of Lots 4 and 5 in Swedish American Resubdivision of Lots 1 to 10, inclusive (except the West 33 feet of each of said Lots conveyed for street), in Block 30 and Lots 4, 5, 6, 7 and the West 12.48 feet of Lots 3 and 8 in Block 29 in Mt. Pleasant Subdivision of the South 1/2 of the South East 1/4 of the North East 1/4 of Section 7, 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 May 25, 1995 as Document Number 95342252, together with its undivided percentage interest in the common elements.

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, 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 Grantee in this Deed is the Tenant of Unit No. 40, 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: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, 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 Elements; (i) covenants, conditions, restrictions, easements and agreements of record; and (j) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Purchaser.

Part of 14-07-223-015 and 001
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Chicago, Illinois 60640

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95-122195