

UNOFFICIAL COPY

TRUSTEE'S DEED

95478583

THIS INDENTURE, made this 14th 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 15th day of December, 1993 known as Trust Number RV-012306 party of the first part, and

DEPT-01 RECORDING \$25.50
 T#0014 TRAN 6732 07/21/95 14:11:00
 #8882 # JW *-95-478583
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

Richard K. Fallon and Jacqueline A. Fallon as husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety.
 1255 W. Belden #3B, Chicago, IL

party/parties of the second part.
 WITNESSETH, that said party of the first part, in consideration of the sum of TEN 00/100----- 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 2849 N. Wolcott, Unit E, Chicago, IL 60657

Property Index Number 14-30-222-003,004,005,006,007,008,009,010,011,012,016,041 and 026,015 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 hereunto 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.

25 AS RECORD



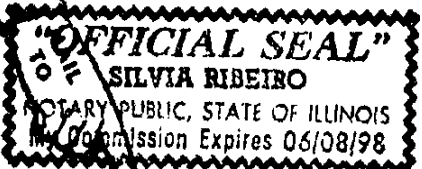
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By Martha Brookins
 MARTHA BROOKINS 95478583

STATE OF ILLINOIS
 COUNTY OF COOK

I, 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 15th day of June 1992



Silvia Ribeiro
 NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago MARTHA BROOKINS

MAIL TO: * As successor trustee to FIRST CHICAGO TRUST COMPANY OF ILLINOIS
 JACQUELINE SHIM BRYANT, ONE IBM PLAZA, SUITE 3000, CHICAGO, IL 60611

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JUN-1996 763.121

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JUN-1996 763.121

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 17 '95 DEPT OF REVENUE 203.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 21 '95 101.75

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PARCEL 1:

UNIT 2849-E IN THE LANDMARK VILLAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE - UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164, INCLUSIVE IN WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 154 THROUGH 164, AND PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1994 AS DOCUMENT 94658101, IN COOK COUNTY, ILLINOIS; AND

LOTS 23 AND 45 IN LANDMARK VILLAGE UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 232, INCLUSIVE, IN THE WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAM STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS;

AND

LOTS 59 AND 70 IN LANDMARK VILLAGE - UNIT 3, BEING A RESUBDIVISION OF LOTS 233 THROUGH 243, INCLUSIVE, AND LOTS 290 THROUGH 300, INCLUSIVE, IN WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST WOLFRAM STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 233 THROUGH 243, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1995 AS DOCUMENT 95295114, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1994 AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED ON SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, AND RECORDED ON JANUARY 17, 1995 AS DOCUMENT 95034418, AND RECORDED ON MAY 11, 1995 AS DOCUMENT NUMBER 95310157, AND RECORDED JUNE 27, 1995 AS DOCUMENT 95414357 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21, 22, 58 AND 72 AS CREATED AND SET OUT IN THE PLATS OF RESUBDIVISION FOR LANDMARK VILLAGE - UNIT ONE RECORDED AS DOCUMENT NUMBER 94658101 AND FOR LANDMARK VILLAGE - UNIT 2 RECORDED AS DOCUMENT 95027318, AND FOR LANDMARK VILLAGE - UNIT 3, RECORDED AS DOCUMENT NUMBER 95295114 AND DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LANDMARK VILLAGE HOMEOWNERS ASSOCIATION RECORDED JULY 28, 1994 AS DOCUMENT 94667605 AND AMENDED BY FIRST AMENDMENT RECORDED ON JANUARY 17, 1995 AS DOCUMENT 95034419.

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GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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05/18/95

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THE STATE OF ILLINOIS, COUNTY OF COOK, BEING THE PLACE WHEREIN THE FOREGOING DEED WAS MADE, KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING DEED IS THE TRUE AND CORRECT COPY OF THE ORIGINAL DEED AS THE SAME APPEARS IN THE RECORDS OF THE CLERK OF SAID COUNTY, AND THAT THE SAME IS THE TRUE AND CORRECT COPY OF THE ORIGINAL DEED AS THE SAME APPEARS IN THE RECORDS OF THE CLERK OF SAID COUNTY.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 1900.

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