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TRUSTEE'S DEED

THIS INDENTURE, made this 21ST day of AUGUST 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 1ST DAY OF OCTOBER, 1994 known as Trust Number 118865-04 party of the first part, and

95611539

DEPT-01 RECORDING \$23.50
 T#0010 TRAM 2684 09/12/95 14:55:00
 #0128 CJ *-95-611539
 COOK COUNTY RECORDER

Reserved for Recorder's Use Only:

MICHAEL B. McDERMOTT AND HANNAH M. McDERMOTT
 AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
 4055 W. 59TH STREET, CHICAGO, IL 60629

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 SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Property Index Number SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

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.

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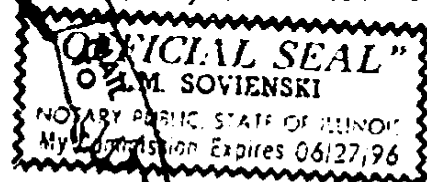


AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
 as Trustee, as aforesaid, and not personally

By Peter H. Johansen
 PETER H. JOHANSEN, SECOND VICE PRESIDENT

1951803 CEK 102

STATE OF ILLINOIS) I, L. M. SOVIENSKI, a Notary Public in and for
 COUNTY OF COOK) 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 25TH day of AUGUST 1995



L. M. Sovienksi
 NOTARY PUBLIC

PETER H. JOHANSEN

Prepared By American National Bank & Trust Company of Chicago
 MAIL TO: Christina D. Babakitis, Attorney at Law, Feingold & Levy, 10 S. LaSalle #900 Chicago, IL 60603

Handwritten signature/initials

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[Faint, mostly illegible text, possibly a list of items or a table, with several lines crossed out.]

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
1965
REVENUE

Cook County
REAL ESTATE TRANSACTION
REVENUE
DIANE SCHWARTZ
8225

Property of Cook County Clerk's Office

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EXHIBIT A

UNIT 602 AND PARKING SPACES W-5 AND W-6 IN THE FILMWORKS LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 1995 AS DOCUMENT NUMBER 95380568, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS:

17-22-103-017-0000	17-22-103-024-0000
17-22-103-018-0000	17-22-103-025-0000
17-22-103-019-0000	17-22-103-026-0000
17-22-103-020-0000	17-22-103-027-0000
17-22-103-021-0000	17-22-103-028-0000
17-22-103-022-0000	17-22-103-029-0000
17-22-103-023-0000	17-22-103-030-0000
	17-22-103-031-0000

COMMON ADDRESS: UNIT 602 AND PARKING SPACES W-5 & W-6
1322 SOUTH WABASH AVENUE
CHICAGO, ILLINOIS 60605

SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD AND ANY VIOLATIONS THEREOF, PROVIDED SAID VIOLATIONS ARE INSURED OVER PURSUANT TO TITLE INSURER'S STANDARD FORM ENDORSEMENT; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; ENCROACHMENTS; THE DECLARATION AS AMENDED FROM TIME TO TIME; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; PURCHASER'S MORTGAGE, IF ANY.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, CONDITIONS, 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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