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Original

95638413

DEPT-01 RECORDING \$27.00
T#0012 TRAN 6537 09/21/95 10:07:00
#0088 : CG *-95-638413
COOK COUNTY RECORDER

TRUSTEE'S DEED - INDIVIDUAL

THIS INDENTURE, made this 6TH day of SEPTEMBER, 1995, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the state of Illinois, and 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 Illinois banking corporation in pursuance to a certain Trust Agreement, dated the 26TH day of August, 1994, and known as Trust Number 1934, party of the first part, and ~~to~~ BRIAN SMITH, 639 W Roscoe #25, Chicago Illinois, 60657 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF together with the tenants 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 behalf, forever 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.

Handwritten initials

BOX 333-CTI

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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 its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ATTEST

MID TOWN BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By: *Cynthia Wrona*
Assistant Secretary

By: *Carmen M. Rosario*
ASSISTANT
Trust Officer

STATE OF ILLINOIS _____)
COUNTY OF COOK _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named CARMEN M ROSARIO and CYNTHIA WRONA of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Illinois Banking Corporation caused the corporate seal of said Illinois Banking Corporation to be affixed to said instrument as said Assistant Secretary own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth.

95006113

MY COMMISSION EXPIRES:

OFFICIAL SEAL
JILL E BISHOP
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 8, 1998

GIVEN under my hand and Notary Seal this 6th day of Sept. A.D., 1995

Jill E. Bishop
Notary Public

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AFTER RECORDING MAIL THIS DEED TO:

C Grant M^r Cackhill
85th Floor Jears Tower
Chicago, IL 60606

THIS INSTRUMENT WAS PREPARED BY:

RUTH M ROSENTHAL

MID TOWN BANK & TRUST COMPANY
OF CHICAGO
2021 NORTH CLARK STREET
CHICAGO, ILLINOIS 60614

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COOK
CO. NO. 016
067710



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 20 '95 DEPT. OF REVENUE
112.00

097155

Cook County
REAL TRANSACTION TAX
REVENUE STAMP SEP 20 '98
58.00

840.00

TRANSACTION TAX
112.00
58.00
170.00

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EXHIBIT A

Parcel 1:

Unit 651-1S in Melrose Court Condominium as delineated on a survey of the following described real estate:

LOT 11 IN SANDERS SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GLOVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached as Exhibit D to Declaration of Condominium recorded as Document Number 95-126928 together with its undivided percentage interest in the common elements.

Parcel 2:

The right to the use of S-_____, a Limited Common Element as delineated on the Survey attached to the Declaration as aforesaid recorded as Document Number 95-126928.

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 TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

Address: Unit 651-1S, 651-655 West Melrose
Chicago, Illinois

P.I.N.: 14-21-313-023-0000

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