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TRUSTEE'S DEED

95657762

THIS INDENTURE, made this 16TH 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 6TH DAY OF MAY, 1994 known as Trust Number 118269-06 party of the first part and

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
14002 DEAL 6577 69705295 140029
1992 1181 M-22-657762
COOK COUNTY, ILLINOIS

(Reserved for Document Use Only)

LINDA PFENDERT, 1511 CORTLAND DRIVE, BUFFALO GROVE, IL.

JS

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 1414 NORTH WELLS, UNIT #212, CHICAGO, ILLINOIS 60610

Property Index Number SEE ATTACHED

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.



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

STATE OF ILLINOIS)
COUNTY OF COOK)

L. M. SOVIENSKI

) I, **L. M. SOVIENSKI**, a Notary Public in and for 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 20TH day of SEPTEMBER 1995



L. M. Sovienksi
NOTARY PUBLIC

PETER H. JOHANSEN

Prepared By American National Bank & Trust Company of Chicago

MAIL TO: Dunlap & Brown
P.O. Box 100
Libertyville, IL 60048

33 N. LaSalle, Chicago, IL 60603

BOX 388-CTI

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UNIT 212 AND P-25 IN 1414 WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 1995, AS DOCUMENT NUMBER 95389324; AND AMENDED BY DOCUMENT NUMBER 95431147 DATED JULY 3, 1995, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 17-04-203-081
17-04-203-094
17-04-203-100
17-04-203-101
17-04-203-102
17-04-203-103

Commonly known as 1414 North Wells, Unit #212, P-25, Chicago, Illinois 60610

SUBJECT ONLY TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND A RESERVATION BY THE TRUSTEE (AS HEREINAFTER DEFINED) TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ACT AND CODE; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (7) ACTS OF BUYER; (8) ENCROACHMENTS, IF ANY; AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD; (10) THE ABOVE DOES NOT UNREASONABLY INTERFERE WITH THE BUYERS INTENDED USE OF THE PROPERTY AS A RESIDENCE.

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, FORESAID, 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 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.

- (A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL;
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM

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