

# UNOFFICIAL COPY

TRUSTEE'S DEED

95069190

THIS INDENTURE made this 15TH day of SEPTEMBER 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 28TH DAY OF OCTOBER, 1994 known as Trust Number 118955-03 party of the first part, and

GRACE Y. HUANG, 126 W. BRIAR, #2, CHICAGO IL 60610

party parties of the second part  
 WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS----- (\$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 AND SUBJECT TO.

Commonly Known As 1458-1 W. BERWYN, CHICAGO IL 60640

Property Index Number PART OF 14-08-117-027-0000

together with the tenements and appurtenances thereunto or adjoining 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 therunto 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

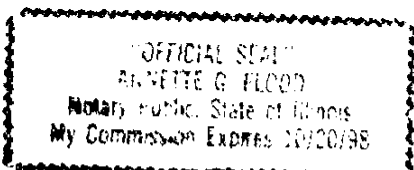
By Michael Wang  
 MICHAEL WANG TRUST OFFICER

STATE OF ILLINOIS  
 COUNTY OF COOK

I, ANNETTE G. FLOOD  
 said County, in the State aforesaid, do hereby certify  
 MICHAEL WANG

a Notary Public in and for

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 SEPTEMBER 1995



Annette G. Flood  
 NOTARY PUBLIC

Prepared By American National Bank & Trust Company of Chicago

MAIL TO Tim O'Neil, Parkinson & O'Neil, 2549 S. Kedzie, Chicago, IL 60614

BOX 333-CTI

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2500

75-510-51

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Property of Cook County Clerk's Office

66750

08169156

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 OCT-7-95 DEPT OF REVENUE  
 \*\*\* \*\*  
 89.00  
 243600  
 COOK COUNTY CLERK'S OFFICE  
 COOK COUNTY  
 REAL ESTATE TRANSFER TAX  
 4450

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## LEGAL DESCRIPTION

UNIT 1458-1 IN THE BERWYN MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 20 FEET OF LOT 48 AND ALL OF LOTS 49 AND 50 IN BLOCK 2 IN ZERO PARK SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN S.H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 BOTH INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT #95117105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) the Declaration including any and all amendments and exhibits thereto; (4) provision of the Illinois Condominium Property Act (the "Act"); (5) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Part of 14-08-117-027-0000  
145E-64 W. Berwyn  
Chicago, IL 60640

95117105

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