

UNOFFICIAL COPY

TRUSTEE'S DEED

95701778

THIS INDENTURE, made this 3RD day of OCTOBER 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 31ST DAY OF AUGUST, 1993, known as Trust Number 11822 party of the first part, and

DEPT. OF READING \$25.00
TRAN 10/16/95 14:21:09
#44:01 *-95-701778
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

JASON T. ALLINGTON, SINGLE AND NEVER MARRIED
2047 W THOMAS, CHICAGO IL 60627

American National Bank and Trust Company of Chicago
SUCCESSOR TRUSTEE TO
COMERICA BANK-ILLINOIS

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS—\$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 1614-16 WEST BALFOUR AVENUE, CHICAGO IL 60640

Property Index Number 14-07-209-023-0000

together with the tenements and appurtenances thereunto or 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.

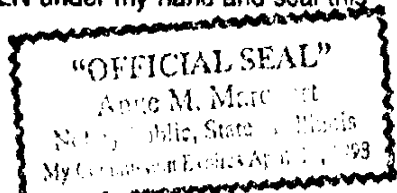
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by one of its officers, the day and year first above written.



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

By PETER JOHANSEN, SECOND VICE PRESIDENT

STATE OF ILLINOIS) I, ANNE M MARCHERT, a Notary Public in and for
COUNTY OF COOK) said County, in the State aforesaid, do hereby certify
PETER 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 4TH day of OCTOBER 1995



ANNE M MARCHERT
NOTARY PUBLIC

PETER JOHANSEN

Prepared By: American National Bank & Trust Company of Chicago
MAIL TO: William Barjans, 311 South Walker Dr. #2675, Chicago IL 60606

BOX 333-CT

183
KMP
75 75 511 103

2500

95701778

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11/18/95

Property of Cook County Clerk's Office

COOK
CO. NO. 016

068556



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10776

OCT 16 '95

DEPT. OF
REVENUE

122.50

198103

Cook County

REAL ESTATE

REVENUE

STAMP

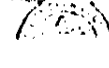
P.B. 11424

OCT 16 '95



61.25

CHICAGO
TRANSACTION TAX



918.75

11/18/95

95701778

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LEGAL DESCRIPTION

Unit No. 2W in the 1616 Balmoral Condominiums, as delineated and defined on the plat of survey of the following described parcel of real estate: LOTS 11 AND 12 IN BLOCK 4 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "B" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 31, 1993 and known as Trust No. 11822 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 95673447,6 together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois, together with the exclusive right to use of Parking Space P-4, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

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, if any, of Unit No. 2W, either waived or failed to exercise his option to purchase the Unit or had no option to purchase the Unit.

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by grantee or anyone claiming by, through or under grantee; (g) utility easements, if any, whether recorded or unrecorded; and (h) covenants, conditions, restrictions, permits, easements and agreements of record.

Part of 14-07-209-023-0000
1614-16 W. Balmoral Avenue
Chicago, Illinois

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