

UNOFFICIAL COPY

TRUSTEE'S DEED

95727971

F2-7575515/Hong

THIS INDENTURE, made this 16th 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**

DEPT-01 RECORDING \$25.00
T#0012 TRAN 7152 10/25/95 10:00:00
#6175 # CG *-95-727971
COOK COUNTY RECORDER

known as Trust Number **11822***

party of the first part, and **DAVID J. MCKOSKI AND DAVID MESNARD, AS TENANTS IN COMMON**
5046 N. GLENWOOD, CHICAGO, IL

(Reserved for Recorder's Use Only)

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

2509

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 BALMORAL AVENUE, CHICAGO, IL**

Property Index Number **14-07-229-023-0000**

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,

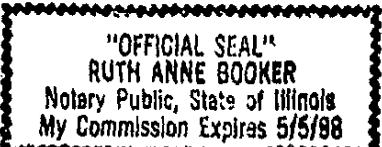
By _____
GREGORY S. KASPRZYK
SECOND VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

} I, **RUTH ANNE BOOKER**, a Notary Public in and for said County, in the State aforesaid, do hereby certify **GREGORY S. KASPRZYK**

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 16TH day of OCTOBER, 1995

Ruth Anne Booker
NOTARY PUBLIC



Prepared By: American National Bank and Trust Company of Chicago
MAIL TO: **DAVID A. MESNARD 1616 W. BALMORAL #1W, CHICAGO, ILLINOIS 60640**

BOX 333-CTI

95727971

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK
CO. NO. 018
244422



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 24 '95 DEPT. OF REVENUE 11050

273280

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP OCT 24 '95
PA. 11427



58.25

★
★
+★

CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE



888.75

95727971

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit No. 1W 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. 95673446, 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-1, 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. 1W, 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

95727971

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11-25-2011