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TRUSTEE'S DEED

THIS INDENTURE, made this 27TH
 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 1ST DAY OF OCTOBER, 1994, known as Trust Number 118865-04 party of the first part, and

95748549

DEPT-01 RECORDING \$25.50
 T#0001 TRAN 0449 11/01/95 15:29:00
 #3194 JM *-95-748549
 COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

J. PETER PALZKILL AND BETSY A. STETTER, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP.
 1645 W GRACE, CHICAGO, IL

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 1330 SOUTH WABASH AVENUE - UNIT 902 & B-11

Handwritten initials: JS SR

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 hereunto 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.

95748549



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

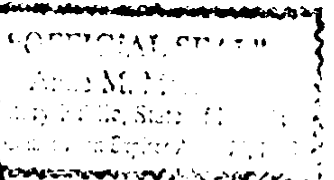
By Peter Johansen
PETER JOHANSEN, SECOND VICE PRESIDENT

1953154 CEK 172

STATE OF ILLINOIS)
 COUNTY OF COOK) **ANNE M MARCHERT**, a Notary Public in and for
) 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 25TH day of OCTOBER, 1995



Anne M Marchert
 NOTARY PUBLIC

PETER JOHANSEN

Prepared By: American National Bank & Trust Company of Chicago
 MAIL TO: South Branch, ESA, 3201 NORTH SOUTHPORT, SUITE 205, CHICAGO, IL 60657

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~~STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX~~

~~PROPERTY OF COOK COUNTY CLERK'S OFFICE~~

95715579

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JURY OF REVENUE

REAL ESTATE TRANSACTION TAX
87.00

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EXHIBIT A

UNIT 902 AND PARKING SPACE B-11 IN THE FILMWORKS LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 1995 AS DOCUMENT NUMBER 95380568, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS:

17-22-103-017-0000	17-22-103-024-0000
17-22-103-018-0000	17-22-103-025-0000
17-22-103-019-0000	17-22-103-026-0000
17-22-103-020-0000	17-22-103-027-0000
17-22-103-021-0000	17-22-103-028-0000
17-22-103-022-0000	17-22-103-029-0000
17-22-103-023-0000	17-22-103-030-0000
	17-22-103-031-0000

957455-9

COMMON ADDRESS:

UNIT 902 AND PARKING SPACE B-11
1330 SOUTH WABASH AVENUE
CHICAGO, ILLINOIS 60605

SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD AND ANY VIOLATIONS THEREOF, PROVIDED SAID VIOLATIONS ARE INSURED OVER PURSUANT TO TITLE INSURER'S STANDARD FORM ENDORSEMENT; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; ENCROACHMENTS; THE DECLARATION AS AMENDED FROM TIME TO TIME; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; PURCHASER'S MORTGAGE, IF ANY.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

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