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TRUSTEE'S DEED

95894977

182

THIS INDENTURE, made this 12TH day of DECEMBER 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-01 RECORDING \$25.00
 T#0012 TRAN 8344 12/26/95 13:25:00
 #6952 JIM *-95-894977
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

MICHAEL J. PIRAGES
 546 W. DEMING PLACE, CHICAGO, ILLINOIS 60614

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO
 540 N. LA SALLE ST.
 CHICAGO, ILLINOIS 60610

75 84 1119 DB RANCO

part/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, ILLINOIS
 Property Index Number 14-07-209-023-0000

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.

Handwritten initials: JS KP

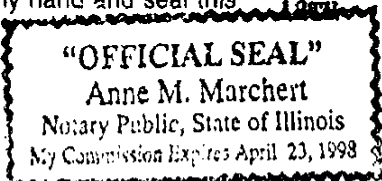


AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

By [Signature]
 MICHAEL I. WANG, TRUST OFFICER

KRH

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
 MICHAEL I. WANG 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 _____ day of DECEMBER 1995



[Signature]
 NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago MICHAEL I. WANG
 MAIL TO: Joseph B. Bichard - Hinshaw & Culbertson: 222 N. LaSalle St., 5th Fl., Chicago, IL 60601-1081

BOX 333-CTI

95894977

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Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 25 95
898.75
0809154
★ ★ ★ ★ ★

95894977

Cook County
REAL ESTATE TRANSACTION TAX
59.25
STATE DEPT. OF REVENUE
DEC 25 95

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
118.50
DEC 25 95
PH 15718
89894977

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LEGAL DESCRIPTION

Unit No. 1E 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-6, 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. 1E, 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

95673446

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Property of Cook County Clerk's Office