

UNOFFICIAL COPY

TRUSTEE'S DEED TENANCY IN COMMON

REAL ESTATE TRANSACTION TAX
 RECEIVED
 STAMP FEB 8 1995
 3625

95094670

After Recording Mail to:

12-1
 90
 198
 54
 RAH

Redmond, C. 2000
 41 W. Washington
 Suite 1150
 Chicago, IL 60602

DEPT-01 RECORDING \$23.00
 TRAH 2364 02/08/95 14:34:00
 95094670
 COOK COUNTY RECORDER

Name and Address of Taxpayer:
 JAMES A. KEANE
 4515 N. HAMILTON UNIT 4515 "1W"
 CHICAGO, ILLINOIS

2,300

THIS INDENTURE, made this FEBRUARY 3, 1995 between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated JULY 20, 1990, and known as Trust Number 11-4745, Party of the First Part, and JAMES A. KEANE, Party of the Second Part; WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Parties of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

UNIT #4515 "1W" IN HAMILTON PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY FOLLOWING DESCRIBED REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95083972 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

LOT 7 IN SUBDIVISION OF LOT 4 IN BLOCK 8 IN THE COUNTY CLERK'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 14-18-127-012
 Property Address: 4515 N. HAMILTON UNIT 4515 "1W"

* CITY OF CHICAGO *
 * REAL ESTATE TRANSACTION TAX *
 * DEPT. OF REVENUE FEB-8'95 *
 * 543.75 *

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 72.50

together with the tenements and appurtenances thereunto belonging;
 TO HAVE AND TO HOLD the same unto said Parties of the Second Part and to the proper use, benefit and behoof forever of said Party of the Second Part.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR, 1994 AND SUBSEQUENT YEARS.

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, SUBJECT, HOWEVER, to: ~~the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.~~

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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 its Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

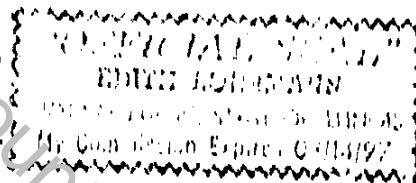
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this FEBRUARY 3, 1995

[Signature]
Notary Public



Illinois Transfer Stamp - Exempt under provisions of paragraph _____ section 4, Real Estate Transfer Act

FEBRUARY 3, 1995

Buyer, Seller or Representative

Prepared by: Arnold Karzov, Albany Bank and Trust Company N.A. 3400 W. Lawrence Ave. Chicago, Illinois 60625

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 of the unit has waived or has failed to exercise the right of first refusal.

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