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TRUSTEE'S DEED

95A12642

COOK CO. NO. 018 2 3 6 2 0 4

INDIVIDUAL

The above space for recorder's use only

THIS INDENTURE, made this 13th day of February, 1995, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the State of Illinois, and 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 Illinois banking corporation in pursuance to a certain Trust Agreement, dated the 22nd day of July, 1994, and known as Trust Number 1934, party of the first part, and

Sarah K. Swanson party of the second part, 443 W. Wrightwood Chicago, IL 60614

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN #

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 behalf, forever 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 Trust Officer or its Assistant Secretary and attested by its _____ the day and year first above written.



By [Signature] Trust Officer

Attest [Signature] Assistant Secretary

MID TOWN BANK AND TRUST COMPANY OF CHICAGO as Trustee, aforesaid, and not personally.

STATE OF ILLINOIS, COUNTY OF COOK

SS.

THIS INSTRUMENT PREPARED BY:

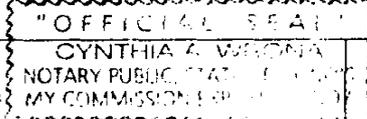
G. Hernandez MID TOWN BANK AND TRUST COMPANY OF CHICAGO 2021 NORTH CLARK STREET CHICAGO, ILLINOIS 60614

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Deborah M. Stephanites and Carmen M. Rosario of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Banking Corporation caused the corporate seal of said Illinois Banking Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal

Date 2/13/95

Notary Public [Signature]



DELIVERY OR INSTRUCTIONS

NAME: Joan Ferraro STREET: 1616 N. Damen, Suite 100 CITY: Chicago, IL 60647

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

653-3N West Melrose Street

RECORDER'S OFFICE BOX NUMBER

BOX 333-CTI

Chicago, Ill. 60657

1837 7542 818 745L

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB 28 1995 90.00 COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB 28 1995 48.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB 28 1995 720.00

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• DEPT-01 RECORDING \$23.00
• 140012 TRAN 2810 03/01/95 09142:00
#2584 ÷ EB * -95-142642
(COOK COUNTY RECORDER)

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EXHIBIT A

Parcel 1:

Unit 653-3N in Melrose Court Condominium as delineated on a survey of the following described real estate:

LOT 11 IN SANDERS SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached as Exhibit D to Declaration of Condominium recorded as Document Number 95-126928 together with its undivided percentage interest in the common elements.

Parcel 2:

The right to the use of S-01, a Limited Common Element as delineated on the Survey attached to the Declaration as aforesaid recorded as Document Number 95-126928.

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;

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL;

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

Address: Unit 653-3N, 651-655 West Melrose
Chicago, Illinois

P.I.N.: 14-21-313-023-0000

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