

UNOFFICIAL COPY

TRUSTEE'S DEED

95142917

THIS INDENTURE, made this 17TH day of FEBRUARY 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 OCTOBER 28, 1994 known as Trust Number: 118955-05 party of the first part and **MARY MASTERS** 1424 W. FARRAGUT, CHICAGO, IL

DEPT-01 RECORDING \$25.00
 T00017 TRAN 2816 03/01/95 14:10:00
 \$2860 + EP # - 95 - 142917
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of **TEN DOLLARS** (\$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 1460-2 W BERWYN, CHICAGO, IL 60640

Property Index Number 14-08-117-027-0000

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.



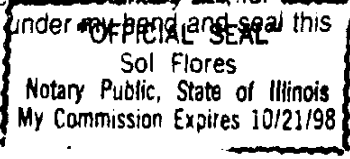
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By [Signature]
ANITA M. LUTKUS
TRUST OFFICER

STATE OF ILLINOIS) I, SOL FLORES, a Notary Public in and for
COUNTY OF COOK) said County, in the State aforesaid, do hereby certify

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 17TH day of FEBRUARY 1995



[Signature]
NOTARY PUBLIC

ANITA M. LUTKUS

Prepared By: American National Bank & Trust Company of Chicago
MAIL TO: Joseph LaZara
8111 N. Milwaukee, Niles, IL 60714-2803

BOX 333-CT1

182
7542 402 88
207 252
GA

95142917

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK

2 3 2 2 5 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MARI-95 DEPT. OF REVENUE
93.00

Cook County
REAL ESTATE TRANSACTION TAX
MARI-95
46.50

* 0 5 5 5 9
* CITY OF CHICAGO
* REAL ESTATE TRANSACTION TAX
* DEPT. OF REVENUE MARI-95
* FB 11187
697.53

95123917

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 1460-2 IN THE BERWYN MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 20 FEET OF LOT 48 AND ALL OF LOTS 49 AND 50 IN BLOCK 2 IN ZERO PARK SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN S.H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 BOTH INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT # 95117105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) the Declaration including any and all amendments and exhibits thereto; (4) provision of the Illinois Condominium Property Act (the "Act"); (5) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Part of 14-08-117-027-0000
1458-64 W. Berwyn
Chicago, IL 60640

95117105

UNOFFICIAL COPY

Property of Cook County Clerk's Office