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95213233

THIS INDENTURE, made this 29th day of March, 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 September, 1988, known as Trust Number 106350-01 party of the first part, and

DEPT-01 RECORDING \$23.50  
T#0014 TRAN 5018 03/29/95 14:55:00  
#8817 + JW \*-95-213233  
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

Jon S.B. Stromberg

party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$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 Unit 20C, 1250 North Dearborn Parkway, Chicago

Property Index Number 17-04-223-086-1056

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.

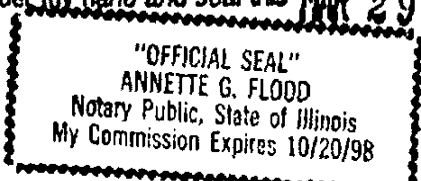
By

[Signature]

STATE OF ILLINOIS  
COUNTY OF COOK

I, ANNETTE G. FLOOD, a Notary Public in and for said County, in the State aforesaid, do hereby certify GREGORY S. KASPRZAK 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 MAR 29 1995 day of



[Signature]  
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago

MAIL TO: JAMES GOLDBERG  
P.O. BOX # 208  
DEERFIELD, IL 60015

[Signature]

1053  
N 950 363

# UNOFFICIAL COPY

11/11/2011 10:00 AM  
11/11/2011 10:00 AM  
11/11/2011 10:00 AM

Property of Cook County Clerk's Office

11/11/2011

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## EXHIBIT A: Legal Description:

UNIT 20C, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1250 NORTH DEARBORN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 31, 1993 AS DOCUMENT NUMBER 936 924 16 OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL, OR DID NOT HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER IN WHICH CASE THIS SHOULD BE DISCLOSED.

GRANTOR ALSO HEREBY GRANTS TO THE 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, RESTRICTION AND RESERVATION CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

### Permitted Exceptions:

- A. Taxes for subsequent years
- B. Leases and licenses effecting the common elements;
- C. Acts done or suffered by, or judgments against Grantee;
- D. Liens which are insured over by Near North National Title Corporation without cost to Purchaser;
- E. Illinois Condominium Property Act of State of Illinois and Municipal Code of Chicago;
- F. Covenants, condition, building lines, agreements, easements, restriction of record, building and zoning laws, and ordinances and
- G. Party wall rights, if any;
- H. Limitations and conditions imposed by the Condominium Property Act;
- I. Declaration of Condominium, By-Laws, Property Report, Budget and Articles of Incorporation of Condominium Association, including all amendments and exhibits thereto to all of the aforesaid.
- J. The Declaration of Covenants, Conditions, Restriction, Easements and Zoning Restriction heretofore recorded in the office of the recorder of Deeds of Cook County, Illinois as Document No. 936-924-14.
- K. ~~Existing Lease for the premises by and between~~  
~~\_\_\_\_\_ and \_\_\_\_\_~~ *1/21*

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