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DEPT-01 RECORDING \$25.00
T#0012 TRAN 3372 03/31/95 15:10:00
#4366 : JM *-95-220150
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

This Indenture, made this 24th day of March A.D. 19 95 between LaSalle National Trust, N.A. (a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed of Deeds in Trust duly recorded and delivered to said Banker pursuant to a trust agreement dated the 10th day of October 19 94 and known as Trust Number 119073 (the "Trustee") and JAMES A. VIOLA

(the "Grantees")
111 W. Maple, Unit 504, Chicago, IL 60657
(Address of Grantees)

Witnesseth, that the Trustee in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid does hereby grant, sell and convey unto the Grantees the following described real estate situated in COOK County Illinois to wit

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

COOK
CU. NO. 016
237060



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR31'95 DEPT. OF REVENUE
224.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE MAR31'95 DEPT. OF REVENUE
112.25

030610

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE MAR31'95 DEPT. OF REVENUE
900.00

SUBJECT TO: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

* - CITY OF CHICAGO *
* - REAL ESTATE TRANSACTION TAX *
* - DEPT. OF REVENUE MAR31'95 *
* - 783.75 *
* - REVENUE MAR31'95 *
* - 0 *
* - 0 *

Property Address 2415-C N. Janssen, Chicago, IL 60657
Permanent Index Number 14-29-320-017 and 018 (affects PIQ & OP)
together with the tenements and appurtenances thereunto belonging

BOX 333-CTI

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OP 108 4312X

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To Have And To Hold

(State here if Trust)

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement abovementioned. This Deed is made subject to the lien of every Trust Deed or Mortgage or any other lien of record in said County affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year last above written.

Attest:

LaSalle National Trust, N.A.

as Trustee as abovesaid

Nancy A. Stack
Assistant Secretary

Rosemary Collins
Assistant Vice President

This instrument was prepared by

Rosemary Collins/kb

LaSalle National Trust, N.A.

Real Estate Trust Department

135 South LaSalle Street

Chicago, Illinois 60603-4192

State of Illinois
County of Cook

} SS

Kathleen E. Bye

Notary Public in and for said County

in the State aforesaid Do Hereby Certify that Rosemary Collins

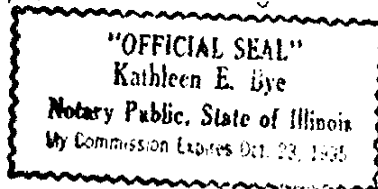
Assistant Vice President of LaSalle National Trust, N.A. and Nancy A. Stack

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth, and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of March A.D. 1995.

Kathleen E. Bye

Notary Public



Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Trust, N.A.

Trustee To

MAIL ROOM
3007 N. SOUTHPORT #1725
CHICAGO IL 60657

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

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UNIT 2415-G

AND P-2 IN THE JANSSEN MANOR CONDO HOMES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 30 AND 31 IN BLOCK 1 IN HAHNE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 06377411; 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) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration; and (7) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (8) limitations and conditions imposed by the Condominium Property Act (9) party wall rights and agreements; (10) unconfirmed special taxes or assessments; (11) special taxes or assessments for improvements not yet completed.

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