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TRUSTEE'S DEED

DOCUMENT NUMBER

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95245540

Cosmopolitan Bank and Trust
Successor Trustee to
C. S. National Bank of Chicago

RECORDERS USE ONLY

Grantor, COSMOPOLITAN BANK AND TRUST a corporation of Illinois, 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/or filed and delivered to said bank pursuant to a certain Trust Agreement dated the 25th day of September, 19 87, and known as Trust Number 28293, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveyed and quit claims to Scott L. Thomas, an unmarried man.

of 3107 North Sheffield Avenue, #3, Chicago, Illinois 60657
the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

For Legal Description, see Exhibit "A" attached hereto and made a part hereof.

Subject to: See Exhibit "B" attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, all 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, 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.

DEPT-01 \$29.50
T89999 TRAN 7704 04/13/95 09:00:00
#0269 DW #95-245540
COOK COUNTY RECORDER

51422630 pm 1062

NOTE: If additional space is required for legal - attach on separate 8 1/2 x 11 sheet.

PIN: 17-04-215-071-1074 Vol. 498

RECORD THIS DEED

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as trustee as aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its ~~Assistant Secretary~~ Land Trust Administrator this 6th day of April, 19 95.

Handwritten signature/initials

95245540

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COSMOPOLITAN BANK AND TRUST
as Trustee as aforesaid, and not personally.

By: *Dennis M. Sheen*
Vice President and Trust Officer

Attest: *Todd M. Cordell*
~~ASSISTANT SECRETARY~~ Land Trust Administrator

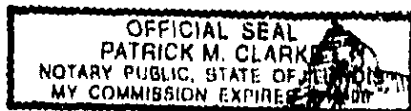


State of Illinois }
County of Cook } SS

This instrument was prepared
By: S. Alexander
Land Trust Department
Cosmopolitan Bank and Trust
801 North Clark Street
Chicago, Illinois 60610-3287

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Dennis M. Sheen
Vice President and Trust Officer of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and
Todd W. Cordell
~~ASSISTANT SECRETARY~~ Land Trust Administrator of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and ~~ASSISTANT SECRETARY~~ Land Trust Administrator respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth and the said ~~ASSISTANT SECRETARY~~ Land Trust Administrator did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of
April, 19 95.



Patrick M. Clarke
Notary Public

95245540

Unit 1401 and Parking Space 79
1309 N. Wells Street, Chicago, IL 60610
Street address of above described property.

Mail to: Form 2606
Scott L. Thomas
3107 North Sheffield Avenue, #3
Chicago, Illinois 60657
NAME & ADDRESS OF TAXPAYER.

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EXHIBIT A

Legal Description

UNIT 1401 AND PARKING SPACE NO. 79, A LIMITED COMMON ELEMENT, IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 910746B1, AS AMENDED (THE "DECLARATION OF CONDOMINIUM") AND LOCATED IN LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Property of Cook County Clerk's Office

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CITY OF CHICAGO
RECORDS & COMMUNICATIONS
DEPARTMENT OF REVENUE

REORDER ITEM # PS4 LABEL

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EXHIBIT A

SUBJECT TO:

(a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1994 not yet due and payable and taxes for 1995 and subsequent years; (j) assessments established pursuant to the Declaration of Condominium; (k) applicable zoning laws and ordinances; and (l) encroachments (if any) which do not render title to the Unit unmarketable.

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02/15/95

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