95287593

## TRUSTEE'S DEED **TENANCY IN COMMON**

After Recording Mail to:

Erde i Callahan 4801 W. PHYELM Micaga ITI GOGYIA

Name and Address of Taxpayer: REBECCA A. MILLER 4513 North Hamilton, Unit 4513 "IW" Chicago, litinois 60525

DEPT-01 RECORDING

T40012 TRAN 3874 05/01/95 14:23:00

44520 + UM - +-95-287593 COOK COUNTY RECORDER

THIS INDENTURE, made his April 20, 1995 between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Pank in pursuance of a Trust Agreement dated July 20, 1990, and known as Trust Number 11-

4745, Party of the First Part, and PEBECCA A. MILLER Party of the Second Part; WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey up to said Parties of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

Unit #4513 "IW" in Hamilton Place Condominium, as delineated on a survey of the following described real estate:

Lot 7 in Subdivision of Lot 4 in Block 8 in the Count's Clerk's Subdivision of the East half of the Northwest quarter of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

PIN # 14-18-127-012

Property Address: 4513 North Hamilton, Unit 4513 "1W", Chicago, Lunois 60625

together with the tenements and appurtenances thereunto belonging;

TO HAVE AND TO HOLD the same unto said Parties of the Second Part and to the proper use, benefit and behoof forever of said Party of the Second Part.

SUBJECT TO: General real estate taxes for the year 1994 and subsequent years.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easement; 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 its 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.

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, SUBJECT, HOWEVER, to; the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines;

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Cook County TRANSACTION\_IAS OF CHICAGO &

building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances: mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

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 its Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee aforesaid
By:Trust Officer
Assest: //// Vice President
STATE OF ILLINOIS)  ) SS.  COUNTY OF COOK)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth,
Given under my hand and notarial seal, this 20th day of April, 1995.  **Open TOTAL SEAL**  **EDITI LOHRMANN  **NOTAR* PUBLIC STATE OF ILLINOIS  My Concussion Expires 03/14/97
Illinois Transfer Stamp - Exempt under provisions of paragraph Section 4, Real Falar Transfer Act
Buyer, Seller or Representative Date

Prepared by: Arnold Karzov, Albany Bank and Trust Company N.A. 3400 W. Lawrence Ave. Chicago, Illinois 6062

Proberty of Cook County Clark's Office