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TRUSTEE'S DEED

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95-0255

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THIS INDENTURE, made this 19TH day of APRIL 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 29TH DAY OF MAY, 1990 known as Trust Number 112066-04 party of the first part and

DEPT-01 RECORDING \$23.50
 150011 TRAN 6222 05/03/95 11:54:00
 19501 + RV * -95-291796
 COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

PETER J. BUTLER, 111 W. MAPLE, #3008, CHICAGO IL 60611

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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 7631 NORTH EASTLAKE TERRACE, UNIT 3D, CHICAGO IL 60626

Property Index Number underlying 11-29-110-003

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.

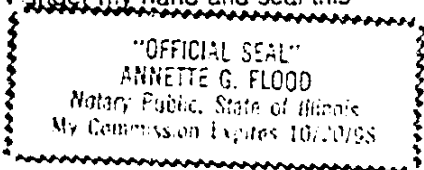
By P.H. Johansen
 P.H. JOHANSEN SECOND VICE PRESIDENT

STATE OF ILLINOIS COUNTY OF COOK

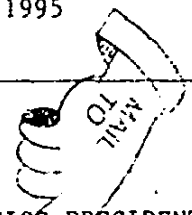
I, ANNETTE G. FLOOD, a Notary Public in and for said County, in the State aforesaid, do hereby certify P. H. JOHANSEN an officer of American National Bank and Trust Company of

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 19TH day of APRIL 1995



Annette G. Flood
 NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago P.H. JOHANSEN SECOND VICE PRESIDENT

MAIL TO: U. Christine Gaff, Alzheimer and Gay, 10 South Wacker Drive, Suite 4000, Chicago, Illinois 60606

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Property of Cook County Clerk's Office

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EXHIBIT A

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UNIT 7631-3D IN NORTHGATE PIER CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NO. 03-037990, IN THE WEST 1/2 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, TOGETHER WITH ACCRETIONS THERETO, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 reserves contained in said Declaration the same as though provisions of said Declaration were recited and stipulated at length herein.

The tenants, if any, of the Unit, either waived or failed to exercise his option to purchase the Unit or had no option to purchase the Unit or the grantee herein is the tenant.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of Closing; the Illinois Condominium Property Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances, provided they do not impair the use and enjoyment of the Unit as a residential condominium; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, if any, provided they do not impair the use and enjoyment of the Unit as a residential condominium; easements, conditions, covenants, building lines and restrictions of records, provided: (i) no easements underlie the improvements comprising the Project, and (ii) none of such conditions, covenants, building lines and restrictions are violated by the existence or use of the Project (except for certain building line violations insured over by the Title Insurer in the ALTA Owner's Policy delivered to Purchaser at Closing) nor do they impair the use and enjoyment of the Unit as a residential condominium; leases and licenses affecting the Common Elements to the extent consistent with a residential building; utility easements, if any, provided same neither underlie the improvements comprising the Project nor impair the use and enjoyment of the Unit as a residential condominium; and, liens and other matters of record which the title insurer agrees to insure over (and does so insure over) at Seller's expense.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
110 S. WASHINGTON ST.
SPRINGFIELD, ILL. 62762

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