TRUSTEE'S DEED

96032023/16-19-141K

of May, 1996, between JOHN A. KELLY
JR. AND PETER O'CONNELL KELLY, as successor trustees under the provisions of the
JOHN A. KILLY TRUST under trust
agreement dayed March 27, 1986, party
of the first part and WILLIAM
SULLIVAN AND ELENORE SULLIVAN, HUSBAND
AND WIFE, of Oak Park, Illinois,
not as tenants in common but as joint
tenants, parties of the second part.

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DEPT-01 RECORDING

\$23,00

- . T40012 TRAN 0896 06/10/96 12:34:00
- . \$5062 + CG *-96-440208
 - COOK COUNTY RECORDER

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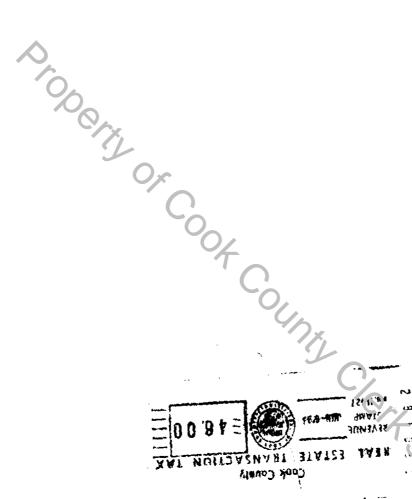
WITNESSETH, that said party of the first part, in consideration of the sum of Ten and nc/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and warranty unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

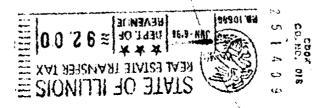
UNIT NUMBER 2-A IN GROVE TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 4 IN SCOVILLE'S SUBDIVISION OF LOWS 1,2,3,4, KETTLESTRING'S 1/2 OF LOT 5 OF LOT IN NORTH THE SUBDIVISION OF LAND IN THE SOUTH EAST 1/4 CORNER NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF COUNTY, PRINCIPAL MERIDAN, IN COOK THE THIRD (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE EXHIBIT PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARTY 15, 1968 AND KNOWN

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TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARTY 15, 1968 AND KNOWN AS NUMBER 16339 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENTS NUMBER 24219070 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISED ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO.: 16-07-122-018-1005

PROPERTY COMMONLY KNOWN AS: UNIT 2-A, 169 N. Grove Ave., Oak Park, Illinois 60301

SUBJECT TO.

(a) covenants, conditions and restrictions of record: (b) terms, provisions, covenants, and conditions Declaration of Condominium and all amendments, if any, thereto: (c) private, public, and utility including any easements established by or implied from the Declaration of Condomin um or amendments thereto, if any, (e) limitation and conditions imposed by the Condominium (f) special taxes or Property Act; assessments improvements not yet completed; (g) any unconfirmed special tax or assessment: (h) installments not due at the hereof for any special tax or assessment improvements herefore completed; (I) mortgage or trust deed specified below; if any (j) general taxes for the year 1995 and subsequent years: (k) installments due after the date of closing of assessment estar shed pursuant to the Declaration of Condominium.

Together with the tenements and appurtenances thereinto belong.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to



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sedure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part have hereunto set their hand and seal this day and year first above written.

S500

JOHN A. KELLY AND PETER O'CONNELL KELLY, as trustees of the JOHN A. KELLY TRUST under trust agreement dated, March 27,, 1986.

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Real Estate Transfer Tax

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Real Estate Transfer Tax

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TOHN A. KELLY JR., trustee

PETER O'CONNELL KELLY, trustee

STATE OF ILLINOIS)

) \$8

COUNTY OF COOK

I, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that JOHN A. RULLY JR. and PETER O'CONNELL KELLY 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 28 day or MAY,

1996.

"OFFICIAL SEAL"
Scott K. Jamison
Notory Public, State of Ulfinols
My Commission Expires 5, 15:97

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

PETER O'CONNELL KELLY

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