

# UNOFFICIAL COPY

## TRUSTEE'S DEED

96032023 / 76 09-141K

96440208

THIS INDENTURE, made this 28 day of May, 1996, between JOHN A. KELLY JR. AND PETER O'CONNELL KELLY, as successor trustees under the provisions of the JOHN A. KELLY TRUST under trust agreement dated 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.

DEPT-01 RECORDING \$23.00  
T0012 TRAN 0896 06/10/96 12:34:00  
45062 CG \*-96-440208  
COOK COUNTY RECORDER

*JB*

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/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 LOTS 1, 2, 3, 4, AND THE NORTH 1/2 OF LOT 5 OF LOT 1 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTH EAST 1/4 CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1968 AND KNOWN

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**BOX 333-CTT**

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Property of Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
48.00  
REVENUE  
JAN-93  
STAMP  
NO. 1021

COOK COUNTY  
251409  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
92.00  
DEPT. OF REVENUE  
JAN-93  
PM 1056

96440218

# UNOFFICIAL COPY

TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 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 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; (e) limitation 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 for any special tax or assessment for improvements heretofore 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 established pursuant to the Declaration of Condominium.

Together with the tenements and appurtenances thereto 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

56440201

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