

TRUSTEE'S DEED

THIS INDENTURE, dated JUNE 11, 1996
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 JULY 25, 1995

known as Trust Number 120631-03 party of the first part, and

96487750

DEFT-DI RECORDING

\$25,58

- T\$5555 TRAN 6319 06/25/96 10:32:00

\$7902 \$ JJ #-96-487750

COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

JULIE K. WAITE, DIVORCED AND NOT SINCE REMARRIED V1133 NORTH DEARBORN, #1664 CPICAGO, ILLINOIS

party/parties of the second part. WITNESETH, that said party of the first part, in consideration of the sum of TEN (\$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 CCOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

96487750

Commonly Known As

40 EAST DELAWAYE PLACE, UNIT 902, CHICAGO, ILLINOIS 60611

Property Index Number

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the sec and 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 semantic 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,

Prepared By:

American National Bank and Trust Company

of Chicago

:

REGORY OF KASPIZYK, ASST. VICE PRESIDENT

STATE OF ILLINOIS

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify

COUNTY OF COOK)GREGORY S. KASPRZYK, 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 assessant purposes therein set forth.

GIVEN under my hand and seal, dated. June 13, 1996

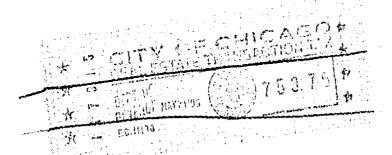
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RONDOLVNIE HAWKINS NOTARY PUBLI

POFFICIAL SEAL"
RONDOLYN R. HAWKINS
Notary Public, State of Illinuts
My Commission Expires 12/20/99

MAIL TO

CAILAGO, ILI 600,2







CLOCK COUNTY

REAL ESTATE TRANSACTION TAX

DIAMP JUN7496

STAND JUN7496

TO HASS

96457750

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 902 IN THE FORTY EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND LOCATED IN THE EAST 2/3 OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS MORE FULLY DESCRIBED THEREIN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95905942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS DEED IS ALSO SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ILLINOIS CONDOMINIUM PROPERTY ACT AND THE MUNICIPAL CODE OF CHICAGO; (3) THE CONDOMINIUM DOCUMENTS (AS DEFINED IN THE PURCHASE AGREEMENT FOR THE UNIT), INCLUDING ANY AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND CLINANCES; (5) ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (6) EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OR RECORD, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND PASSIMENTS RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT NUMBER 96078942; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS OR THE UNIT; (8) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER IS WILLING TO INSURE WITHOUT COST TO GRANTEE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERL RECITED AND STIPULATED AT LENGTH HEREIN.

THE GRANTOR HEREUNDER ("GRANTOR") ALSO HEREBY GRANTS TO THE GRANTEE ("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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE GRANTEE IN THIS DEED IS EITHER THE TENANT OF THE UNIT THAT EXERCISED ITS OPTION TO PURCHASE SAID UNIT OR THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE ITS OPTION TO PURCHASE THE UNIT.

ADDRESS OF PROPERTY: 40 EAST DELAWARE PLACE

UNIT 902

CHICAGO, ILLINOIS 60611

PART OF PERMANENT REAL ESTATE TAX NOS.: 17-03-209-013

17-03-209-014 17-03-209-015 96467750

Property of Cook County Clerk's Office