

UNOFFICIAL COPY

TRUSTEE'S DEED

96487750

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

DEPT-01 RECORDING \$25.50
 T45555 TRAN 6319 06/25/96 10:32:00
 47902 # JJ *-96-487750
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

JULIE K. WAITE, DIVORCED AND NOT SINCE REMARRIED
 1133 NORTH DEARBORN, #1604 CHICAGO, ILLINOIS

party/parties of the second part. WITNESSETH, 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 COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

96487750

Commonly Known As 40 EAST DELAWARE 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 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,

Prepared By:
 American National Bank and Trust Company
 of Chicago

By: 
 GREGORY S. KASPRZYK, ASST. VICE PRESIDENT

STATE OF ILLINOIS
 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) 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 uses and purposes therein set forth.

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

MAIL TO:

LOUISE H. LEVINSKY
 33 N LA SALLE SUITE 3200
 CHICAGO, ILL. 60612


 RONDOLYN R. HAWKINS, NOTARY PUBLIC

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

2044 SR
 04601255

2550
 NA

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 21 1995
753.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 21 1995
753.75

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 1 1996
DEPT OF REVENUE
201.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
JUN 24 1996
100.50

Property of Cook County Clerk's Office
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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 ORDINANCES; (5) ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (6) EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ON RECORD, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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 WERE 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

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