

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, made this 12th day of July, 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 pursuant of a certain Trust Agreement, dated the 1st day of August, 1989, known as Trust Number 108833-04 party of the first part, and R. Douglas Dobbs and Debra Dobbs* Grantee's Address: 2914 N. Racine, Chicago, IL, party/parties of the second part.

96601811

REC DEPT-01 RECORDING \$25.00
 T30002 TRAN 1625 08/06/96 15:20:00
 43723 411R *-96-601811

43723 411R *-96-601811
 COOK COUNTY RECORDER

This space reserved for Recorder's use only.

*his wife, as joint tenants with the right of survivorship

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 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 Unit 305, 626 West Randolph Street, Chicago, Illinois 60661
 Property Index Number: part of 17-09-322-006, 007, 008, 010, 011, 012
 together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second party, and to the proper use, benefit and behoof, forever, of said party of the second party.

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 and Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto 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.

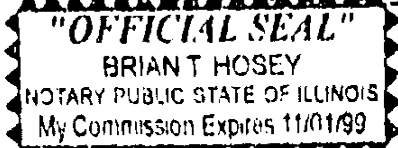
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and not personally

By: _____

STATE OF ILLINOIS) I, BRIAN T. HOSEY, a Notary Public in and for said County, in the State aforesaid,
 COUNTY OF COOK) 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 this 12 day of JULY, 1996



Brian T. Hosey
 NOTARY PUBLIC

Prepared by David V. Mahan, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601
 Mail to: R. Douglas Dobbs & Debra Dobbs, 2914 N. Racine, Chicago, IL 60657

BOX 333-CTI

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322
96-96-322

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Property of Cook County Clerk's Office

110-628 X10

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LEGAL DESCRIPTION

Parcel 1:

Unit No. 305 in the Randolph Station Condominium, as delineated on a survey of the following described parcel of real estate: Certain lots in Assessor's Division of Lot 10 and Lot 7 in Block 26 in Original Town of Chicago in the West 1/2 of the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium recorded as Document No. 96413564; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space No. P-13, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document No. 96413564

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, as 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 reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

The Tenant, if any, of Unit 305, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, easements and agreements of record; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Part of 17-09-322-006, 17-09-322-007,
17-09-322-008, 17-09-322-010,
17-09-322-011 and 17-09-322-012
626 West Randolph
Chicago, Illinois

WEY1603 02/02/96 1055

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★ ★ ★ ★ ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE
 197.25

★ ★ ★ ★ ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE
 999.00

★ ★ ★ ★ ★
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE
 179.75

★ ★ ★ ★ ★
 STATE OF ILLINOIS
 DEPT OF REVENUE
 38.50

95601811

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