

# UNOFFICIAL COPY

36619195

## TRUSTEE'S DEED

THIS INDENTURE, made this 24th day of May, 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 108837-04 party of the first part, and Donna I. Kline

Grantee's Address: 2212 N. Burling, Chicago, IL, party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) Dollars and other goodly 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 302, 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 thereunto 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 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

By: J. MICHAEL WIELAN VICE PRESIDENT

STATE OF ILLINOIS ) J. MICHAEL WIELAN, a Notary Public in and for said County, in the State aforesaid,  
 COUNTY OF COOK ) do hereby certify J. MICHAEL WIELAN

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 MAY 30 1996 day of

RONALD W. HAWKINS  
 Notary Public, State of Illinois  
 My Commission Expires 12-20-99

[Signature]  
 NOTARY PUBLIC

Prepared by David V. Hall, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601  
 Mail to: Karl L. Halperin, 180 N. LaSalle Street, Suite 1902, Chicago, Illinois 60601

# BOX 333-CTI

75-96-328  
 DB  
 10/18/96

259

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6-28

DEPT-01 RECORDING \$25.00  
 T:0012 TRAN 1498 08/13/96 15:10:00  
 37162 + CG \*-96-619195  
 COOK COUNTY RECORDER

This space reserved for Recorder's use only.

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Property of Cook County Clerk's Office

96619195

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JUN 26 96  
96375

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN 26 96  
96425

STATE OF ILLINOIS  
DEPT. OF REVENUE  
JUN 26 96  
12850

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## LEGAL DESCRIPTION

Parcel 1:

Unit No. 302 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. 96413504; 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. P2, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document No. 96413504.

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 302, 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

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