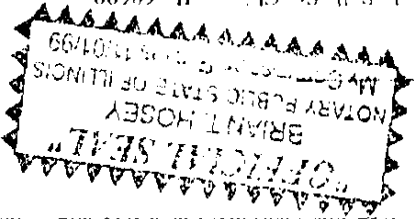


UNOFFICIAL COPY
BOX 333-CT1

GENE GALPERIN, 555 SKOKIE BLVD, NORTHBROOK, IL 60062

MAIL TO:

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St, Chicago IL 60690



NOTARY PUBLIC

GIVEN under my hand and seal, dated November 15, 1996

STATE OF ILLINOIS
COUNTY OF COOK
) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) J. Michael Whelan 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.

J. Michael Whelan-Vice President

BY:

as Trustee, as aforesaid, and not personally.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

69168896

TO HAVE AND TO HOLD, the same unto said party, at 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 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 hereunto affixed, and has caused its name
to be signed to these presents by one of its officers, the day and year first above written.

Commonly Known As Unit #2226-374 in the Evergreen Court Condominium

Property Index Number 08-15-103-037-0000

SEE ATTACHED LEGAL DESCRIPTION

not as tenants in common, but as joint tenants,
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:

Anna Soyfer, 820 W. Belle, Chicago, IL
part, and Gennady Brugler and
known as Trust Number 56992 party of the first
dated December 10, 1985

THIS INDENTURE, dated November 13, 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

TRUSTEE'S DEED

(Reserved for Recorders Use Only)

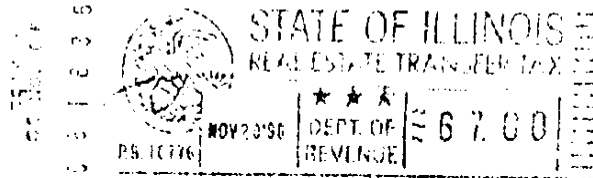
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14:012 TRAN 3151 11/21/96 12:21:00
49749 CG *-96-889169
COOK COUNTY RECORDER

96889169

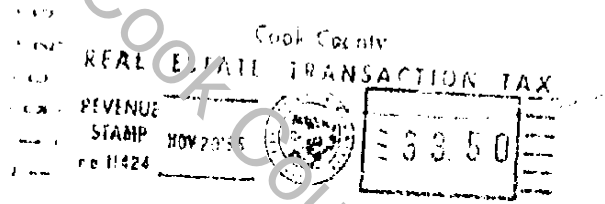
76377:4-96067492W

Handwritten initials or mark.

UNOFFICIAL COPY



98889169



Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLN. 08-15-103-032-0000

SUBJECT TO : (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Evergreen Court Condominium Association and all amendments, if any, hereto; (c) private, public, and utility easements, including any easements established by or implied from the declarations or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act") and Article XV, Section 23-1501, et seq. of the Artington Heights Village Code ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments 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 1996 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration; (l) existing tenant lease and existing (any) lease; (m) applicable zoning and building laws and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) building lines and restrictions.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 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.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 5, 1994 AS DOCUMENT NUMBER 94699814 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95355676 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

LOT 2 IN EVERGREEN COURT APARTMENTS SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

UNIT NUMBER 2226-374 IN THE EVERGREEN COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

EXHIBIT "A"

691688996

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