



TRUSTEE'S DEED

This indenture made this 15th day of November, 1996 between THE CHICAGO TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 21st day of April, 1987, and known as Trust Number 1776 party of the first part, and CATHERINE MC MANUS

DEPT-01 RECORDING \$25.50  
T#0014 TRAN 0166 12/24/96 09:53:00  
#2989 # JW #--96-967705  
COOK COUNTY RECORDER

Reserved for Recorder's Office

96-0875 25.50  
*[Handwritten signature]*

whose address is: 3758 North Janssen Ave., Chicago, IL 60613

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Number: 14-07-423-033-0000

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

96967705

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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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

THE CHICAGO TRUST COMPANY,  
as Trustee as Aforesaid



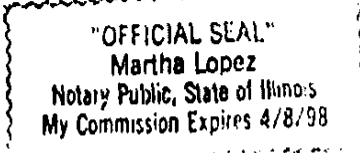
By: [Signature]  
Assistant Vice President

Attest: [Signature]  
Assistant Secretary

State of Illinois  
County of Cook / SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Assistant Vice President and Assistant Secretary of THE CHICAGO TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this November 29, 1996 Date



[Signature]  
NOTARY PUBLIC

PROPERTY ADDRESS:  
4862-68 N. Ashland Ave., Unit 4862-2E  
Chicago, IL

This instrument was prepared by:

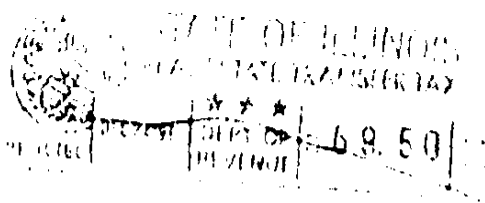
Melanie M. Hinds  
The Chicago Trust Company  
171 N. Clark Street M109LT  
Chicago, IL 60601-3294



AFTER RECORDING, PLEASE MAIL TO:

NAME Edward Luzzo  
ADDRESS 180 N. La Salle - Sec. 1402  
CITY, STATE Chicago IL 60601

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EXHIBIT "A"

UNIT(S) ~~4192-2E~~, IN THE ASHLIE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 7 AND 8 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7, CONDEMNED FOR WIDENING ASHLAND AVENUE) IN BLOCK 2 IN INGLEDEW'S ADDITION TO RAVENSWOOD SUBDIVISION OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (WEST OF GREEN BAY ROAD) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 28, 1996 AS DOCUMENT NUMBER 96-819016 TOGETHER WITH ITS (THEIR) UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, LIMITED COMMON ELEMENT ~~2-16~~ AND THE RIGHTS AND EASEMENTS SET FORTH IN THE AFOREMENTIONED DECLARATION, 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, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREUNDER, EITHER WAIVED, FAILED TO EXERCISE, OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE SAID UNIT.

SUBJECT TO:

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.
- (B) TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERE TO;
- (C) PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERE TO;
- (D) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (E) GENERAL TAXES NOT YET DUE AND PAYABLE;
- (F) INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM, AS AMENDED;
- (G) BUILDING CODE VIOLATION CASE NO. 95 M1-407260 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED "CITY OF CHICAGO VS. FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1987 AND KNOWN AS TRUST NO. 1776, ET AL."

152129  
SEARCHED  
SERIALIZED  
INDEXED  
FILED  
OCT 28 1996  
COOK COUNTY CLERK'S OFFICE

95967705  
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