

UNOFFICIAL COPY

TRUSTEE'S DEED

96025962

THIS INDENTURE, made this 12TH day of DECEMBER 1995 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 the 31ST DAY OF AUGUST, 1993 known as Trust Number 11822 party of the first part, and

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 8626 01/10/96 10:30:00
 #3922 # CG *-96-025962
 COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

TERENCE J. CALLAWAY AND LORI A. CALLAWAY, ^{his wife} NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY. 3033 N. SHERIDAN, 304, CHICAGO, ILLINOIS 60657

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO
 SUCCESSOR TITLE TO
 COMERICA BANK, ILLINOIS

party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ~~TEN DOLLARS AND NO CENTS~~ ~~\$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 1614-16 W. BALMORAL AVENUE, CHICAGO, ILLINOIS

Property Index Number 14-07-209-023-0000

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 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.

By [Signature]
 MICHAEL I. WANG, TRUST OFFICER

RRH

STATE OF ILLINOIS)
 COUNTY OF COOK)

ANNE M. MARCHERT

, a Notary Public in and for

) said County, in the State aforesaid, do hereby certify

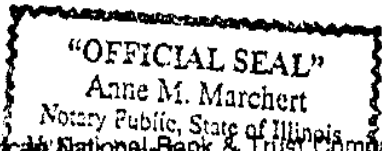
MICHAEL I. WANG

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 12TH day of DECEMBER 1995

[Signature]
 NOTARY PUBLIC



DOX 333-677

Prepared By: American National Bank & Trust Company of Chicago MICHAEL I. WANG

MAIL TO: Sonnenschein Nath & Rosen, P.C. 8000 South Tower 235 S. Wacker Dr. Chicago, IL 60606
 Attn: Linda Furtis

75 84 169 DB

3500

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Property of Cook County Clerk's Office

96025962

* * * * *
081053
DEPT. OF REVENUE
JAN-96
907.50
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
RA.1133

270908
REVENUE
JAN-93
60.50
Cook County
REAL ESTATE TRANSACTION TAX
1127

998
CO. NO. 018
071699
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-94
121.00
PE. 10778

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LEGAL DESCRIPTION

Unit No. 2E in the 1616 Balmoral Condominiums, as delineated and defined on the plat of survey of the following described parcel of real estate: LOTS 11 AND 12 IN BLOCK 4 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "B" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 31, 1993 and known as Trust No. 11822 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 95673446, together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois, together with the exclusive right to use of Parking Space P-2, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

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.

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.

The Tenant, if any, of Unit No. 2E, 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; and (h) covenants, conditions, restrictions, permits, easements and agreements of record.

Part of 14-07-209-023-0000
1614-16 W. Balmoral Avenue
Chicago, Illinois

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