

UNOFFICIAL COPY

96113253

TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of February, 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, dated the 9th day of September, 1994, known as Trust Number 118765-05, party of the first part, and BRODERICK SINCLAIR, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT CLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 1:

Unit 2-W, in Pine Tree Terrace Condominium, as delineated on a Survey of the following described real estate:

Lot 4 in Block 9 in Birchwood Beach, a Subdivision of part of Section 29, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois; which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 95785645, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of P-5, a Limited Common Element as Delineated on the Survey attached to the Declaration aforesaid recorded as Document 95785645.

Commonly Known As: Unit 2-W, 1519 West Fargo Avenue, Chicago, IL 60626.

Property Index Number: 11-29-310-005-0000 & 11-29-310-006-0000, 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.

THE TENANT of the Unit had no right of first refusal.

GRANTOR also hereby grants to the Grantees, their 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

DEPT-01 RECORDING \$25.00
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COOK COUNTY RECORDER

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

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 the 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,

CORPORATE
SEAL

By

[Signature]

2ND VICE PRESIDENT

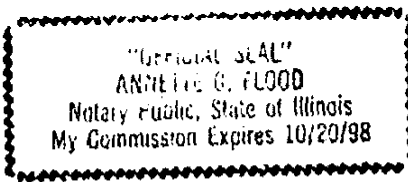
STATE OF ILLINOIS)
COUNTY OF COOK)

ANNETTE G. FLOOD

I, _____, a Notary Public in and for said

County, in the State aforesaid, do hereby certify that P. JOHANSEN - 2ND V.P.
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 1st day of February, 1996.



[Signature]

NOTARY PUBLIC

Prepared by American National Bank and Trust Company of Chicago
33 North LaSalle Street
Chicago, IL 60690

MAIL TO:

Ms. Marian McElroy
Attorney at Law
203 N. LaSalle Street, Suite 2100
Chicago, IL 60601

BOX 300-071

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COOK
CO. NO. 018

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

118.00

Cook County
REAL ESTATE TRANSFER TAX

59-

59.00

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