

# UNOFFICIAL COPY

96229640

## TRUSTEE'S DEED

THIS INDENTURE, dated 3-20-96 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 10-1-94

DEPT-01 RECORDING \$25.50  
79777 TRAN 9879 03/26/96 11:54:00  
13837 SK #96-229640  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

known as Trust Number 118865-04 party of the first part, and

RICHARD HORBACZEWSKI AND JACQUELINE GENNETT AS TENANTS BY THE ENTIRETY  
899 SOUTH PLYMOUTH COURT, CHICAGO IL

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:

SEE ATTACHED LEGAL DESCRIPTION

25-50/4

Commonly Known As 1322 S WABASH AVE. UNIT 806 & PARKING SPACE M-3, CHGO

Property Index Number SEE ATTACHED  
together with the tenements and appurtenances thereunto belonging.

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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 hereon 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 WANG, TRUST OFFICER

STATE OF ILLINOIS  
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
) MICHAEL 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, dated 3/21/96.



[Signature]  
ANNE M. MARCHERT, NOTARY PUBLIC



Prepared by American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690  
MAIL TO JOYCE MATUZAK, 120 S. Riverside Plaza, Ste 1150, Chicago, IL 60606-3910

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★ 03		CITY OF CHICAGO	
★ 03		REAL ESTATE TRANSACTION TAX	
★ 03	DEPT. OF REVENUE	1802190	819.38
★ 03	PA. 11158		

★ 03		CITY OF CHICAGO	
★ 03		REAL ESTATE TRANSACTION TAX	
★ 03	DEPT. OF REVENUE	1802190	819.37
★ 03	PA. 11158		

STATE OF ILLINOIS		REAL ESTATE TRANSACTION TAX	
MAR 26 '96	DEPT. OF REVENUE	218.50	

96229610

Cook County		REAL ESTATE TRANSACTION TAX	
REVENUE	STAMP MAR 26 '96	108.25	
PA. 11402			

Property of Cook County Clerk's Office

**EXHIBIT A**

UNIT 806 AND PARKING SPACE M-3 IN THE FILMWORKS LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 1995 AS DOCUMENT NUMBER 95380568, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

\* AND AS AMENDED FROM TIME TO TIME

**PERMANENT INDEX NUMBERS:**

- |                    |                    |
|--------------------|--------------------|
| 17-22-103-017-0000 | 17-22-103-024-0000 |
| 17-22-103-018-0000 | 17-22-103-025-0000 |
| 17-22-103-019-0000 | 17-22-103-026-0000 |
| 17-22-103-020-0000 | 17-22-103-027-0000 |
| 17-22-103-021-0000 | 17-22-103-028-0000 |
| 17-22-103-022-0000 | 17-22-103-029-0000 |
| 17-22-103-023-0000 | 17-22-103-030-0000 |
|                    | 17-22-103-031-0000 |

**COMMON ADDRESS:**

UNIT 806 AND PARKING SPACE M-3  
1322 SOUTH WABASH AVENUE  
CHICAGO, ILLINOIS 60605

98229610

**SUBJECT TO:**

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD AND ANY VIOLATIONS THEREOF, PROVIDED SAID VIOLATIONS ARE INSURED OVER PURSUANT TO TITLE INSURER'S STANDARD FORM ENDORSEMENT; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; ENCROACHMENTS; THE DECLARATION AS AMENDED FROM TIME TO TIME; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; PURCHASER'S MORTGAGE, IF ANY.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

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