

# UNOFFICIAL COPY

96262996

### TRUSTEE'S DEED

2006170 mteffard ①  
 THIS INDENTURE, dated 3-28-96  
 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 4-1-34  
 known as Trust Number RV-012365 party of the  
 first part, and BIRNINGER

DEPT-01 RECORDING \$23.50  
 T#0011 TRAN 1069 04/08/96 15:50:00  
 #0247 & RV \*-96-262996  
 COOK COUNTY RECORDER

MARK BERRINGER AND JILL BIRNINGER, <sup>HUSBAND AND WIFE</sup> ~~AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP~~ NOT AS  
 1339 N. DEARBORN, CHGO IL 60610 Joint Tenants or Tenants in Common but as TENANTS BY THE  
 party/parties of the second part ENTIRETY. 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

Commonly Known As 1807-11 N. ORLEANS, #GS, CHGO IL 60614

Property Index Number 34-33-407-023

together with the tenements and appurtenances thereunto belonging.

\*said premises as husband and  
 wife, not as Joint Tenants or  
 Tenants in Common but as  
 TENANTS BY THE ENTIRETY,  
 forever.

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,  
 A NATIONAL BANK OF THE UNITED STATES  
 TRUST COMPANY OF ILLINOIS

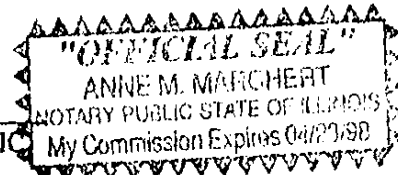
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
 as Trustee, as aforesaid, and not personally.

By:   
 GREGORY S. KASPRZYK, SECOND VICE PRESIDENT

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
 COUNTY OF COOK ) GREGORY S. KASPRZYK, 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.

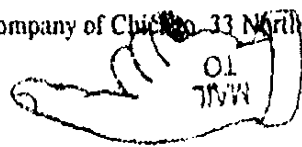
GIVEN under my hand and seal, dated 3/28/96.

  
 ANNE M. MARCHERT, NOTARY PUBLIC



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

MAIL TO: WILLIAM C. BENSON, ATTY.  
 5955 No. ELSTON AVE.  
 CHICAGO IL 60646

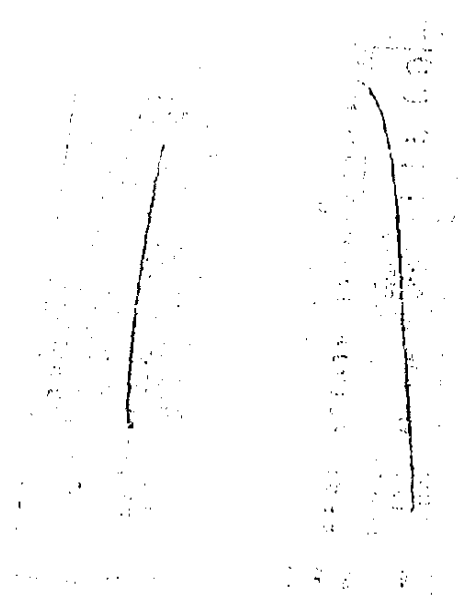


23<sup>rd</sup>

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96023626



CITY OF CHICAGO  
HALL ESTABLISHED 1837  
DIST OF  
REVENUE  
882802  
114102

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## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT GS IN THE 1807-11 N. ORLEANS STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOTS 67, 68, 69, 70 AND 71 IN WARD'S SUBDIVISION OF BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95895091, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-GS AND STORAGE SPACE S-GS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95895091.

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.

THIS DEED IS FURTHER SUBJECT TO (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (3) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO; (4) CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (5) COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND BUILDING LINES OF RECORD; (6) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY THROUGH OR UNDER PURCHASER; (7) PUBLIC UTILITY EASEMENTS; (8) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (9) PRIVATE EASEMENTS.

GRANTOR CERTIFIES THAT NO NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS OF THE PARCEL AT THE TIME THE CONVERSION PROCESS COMMENCED.

PIN: 14-33-407-023

COMMONLY KNOWN AS: 1807-11 N. ORLEANS ST., #GS, CHICAGO, IL 60614

95895091

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