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TRUSTEE'S DEED

95-1019

This indenture made this 8th day of February, 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 29th day of June, 1994, and known as Trust Number 2828 party of the first part, and Susan Cambell Nickel

96314058

DEPT-01 RECORDING \$25.50
 T#0001 TRAN 3643 04/26/96 10:51:00
 #0665 + RC *-96-314058
 COOK COUNTY RECORDER

25.50
10/11/96

Reserved for Recorder's Office

whose address is: 820 W. Lake St. #201, Chicago, IL 60607

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.

96314058

Permanent Tax Number: 17-22-108-010 & 072 (Affects underlying land).

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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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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: Thomas Olen
Assistant Vice President

Attest: Sandra K. Kuthenza
Assistant Secretary

State of Illinois
County of Cook

SS.

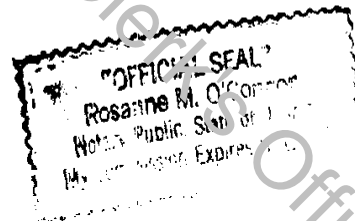
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Assistant Vice President and Assistant Secretary of THE CHICAGO TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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 8th day of February, 1996 Date

[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:

Unit 409, 1439 S. Michigan Ave., Chicago, Illinois 60605



This instrument was prepared by:

Melanie M. Hinds
The Chicago Trust Company
171 N. Clark Street ML09LT
Chicago, IL 60601-3294

36314058

AFTER RECORDING, PLEASE MAIL TO:

NAME LLOYD GUSSIS
ADDRESS 2524 N. LINCOLN
CITY, STATE CHICAGO, IL 60614

OR BOX NO. _____

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UNIT 409, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE TREVI SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON DECEMBER 21, 1995, AS DOCUMENT NO. 95 888226 IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 P-43 AND SL-20, 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:

96314058

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.
- (B) TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO;
- (C) PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO;
- (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) RIGHTS OF THE PUBLIC, MUNICIPALITY AND STATE OF ILLINOIS TO THAT PART OF LOTS 25, 26, 27 AND 28 AND PART OF THE WEST HALF OF AN 18 FOOT ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT 14412405 DEDICATED FOR ALLEY PURPOSES BY PLAT RECORDED JUNE 7, 1983 AS DOCUMENT NUMBER 26634117 (AFFECTS THE EAST 2 FEET OF LOTS 25-28).

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS TAX
114960
114960
667.25

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
REVENUE
667.25

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