

# UNOFFICIAL COPY

96334041

## TRUSTEE'S DEED

THIS INDENTURE, dated **FEBRUARY 21, 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 **APRIL 18, 1995**

DEPT-01 RECORDING \$27.00  
T40011 TRAM 1380 05/02/96 10:47:00  
#6683 # CG \*-96-334041  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

known as Trust Number **300144-01** party of the first part, and

**ANTHONY PHILLIPS**  
**432 WEST DICKENS, 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

Commonly Known As **1542 WEST DIVERSEY, UNIT #1, CHICAGO, IL.**

Property Index Number **14-29-128-025**

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.

JYC

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

By: [Signature]  
**MICHAEL I. WANG, TRUST OFFICER**

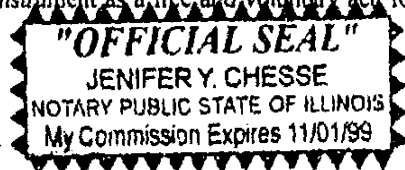
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
) **MICHAEL 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, dated **FEBRUARY 23, 1996**.

[Signature]  
**JENIFER Y. CHESSE, NOTARY PUBLIC**



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

MAIL TO: **JAMES L. SCHWARTZ**  
**53 W. JACKSON, STE. 1150**  
**CHICAGO, ILL. 60614**

**BOX 333-CTI**

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192  
75 96 071 010 9490

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COOK  
C. NO. 016

2 4 9 8 5 6



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 1 - '96  
DEPT. OF REVENUE  
200.00

REAR  
REVENUE  
STAMP  
120.00

CHGO.  
900.00

CHGO.  
900.00

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EXHIBIT "A"

## LEGAL DESCRIPTION

Unit Number 1 in the 1542 W. Diversey Condominium, as delineated on a Survey of the following described tract of land: Lot 9 (except the West 24 Feet of Block 4 in William Lill and Heirs of Michael Diversey Subdivision in the Northwest 1/4 of Section 29, 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 recorded as Document Number 95898470; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND SUCCESSORS AND ASSIGNS, ALL 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."

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