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96335757

TRUSTEE'S DEED

THIS INDENTURE, dated APRIL 29, 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 JULY 13, 1995

DEPT-01 RECORDING \$25.00
T#0011 TRAN 1387 05/02/96 15130100
#7030 # CG #-96-335757
COOK COUNTY RECORDER

known as Trust Number 120600-00 party of the
first part, and divorced and not remarried

(Reserved for Recorders Use Only)

JACQUELINE M. DAMM AND THOMAS D. COLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
3758 N. SHEFFIELD, #3, CHICAGO, IL 60613 single never married

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 5538 N. GLENWOOD, UNIT C, CHICAGO, IL

Property Index Number 14-08-101-023-0000

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.

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
as Trustee, as aforesaid, and not personally,

By: J. Michael Whelan
J. Michael Whelan, Vice President

STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) J. Michael Whelan, 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 April 29, 1996

L. M. Sovienksi
L. M. SOVIENSKI, NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690
MAIL TO: Margaret Byrne, 4669 N. Manor, Chicago 60625

BOX 333-CT1

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COOK
C.U. NO. 016
249888



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 2 '96

DEPT. OF
REVENUE

214.50

REAL

REVENUE
STAMP

MAY 2 '96



107.25

★
★
★

CHGO.
PROPERTY TAX
900-

★
★
★

CHGO.
PROPERTY TAX
708.75

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

UNIT C IN ANDERSONVILLE ATRIUM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 AND THE NORTH 5.28 FEET OF LOT 10 IN THE SUBDIVISION OF LOTS 1 AND 2 IN DIVISION OF THE NORTH 10 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AND ALSO

EASEMENT FOR ACCESS TO PARKING AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 96321736 OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 39.00 FEET OF THE SOUTH 8.73 FEET OF THE NORTH 14.01 FEET OF LOT 10 IN THE SUBDIVISION OF LOTS 1 AND 2 IN THE DIVISION OF THE NORTH 10 ACRES IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT FOR COMMON ACCESS AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 96321736 OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 12.00 FEET OF THE EAST 73.85 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 8.28 FEET OF LOT 10 TAKEN AS A TRACT IN THE SUBDIVISION OF LOTS 1 AND 2 IN DIVISION OF THE NORTH 10 ACRES IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 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 NUMBER 96321737 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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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.

SUBJECT TO :

- (1) general real estate taxes not due and payable at time of closing;
- (2) applicable zoning and building line restrictions, and ordinances;
- (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (4) streets and highways, if any;
- (5) utility easements, if any, whether recorded or unrecorded;
- (6) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration and the Cross Easement Agreement (as defined in the Declaration); and
- (7) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and
- (8) limitations and conditions imposed by the Condominium Property Act.

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