TRUSTEE'S DEED

THIS INDENTURE, dated APRIL 12, 1996 Serveen 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 JANUARY 27, 1781

known as Trust Number of the first part, and

(Reserved for Recorders Use Only)

FRANK WAWAK AND M. VALGICE WAWAK, AS TRUSTEES OF WAWAK FAMILY TRUST U/T/A DATED 9/1/93 4640 FAIRFAX, PALATINE, ILLUNCIS 60067

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 hard 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

1415 PRATT AVENUE UNITS 106 AND P-24, CHICAGO, ILLINOIS

Property Index Number

11-32-303-1006 AND 11-32-303-1053

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.

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AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

as Trustee, as aforesaid, and not personally,

MICHAEL WANG, TRUST OFFICER

the undersigned, a Notary Public in and for said County and State, do hereby certify STATE OF ILLINOIS HICHAEL WANG,

an officer of American National Bank and Trust Company of Chicago COUNTY OF COOF to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in personally known officer of said association signed and delivered this instrument as a free and voluntary act, for the person and acknown

uses and pul GIVEN under

'OFFICIAL SEAL" RONDOLYH R. HAWKINS Notary Public, State of Illinois My Commission Expires 12/20/99

rust Company of Chicago 33 North LaSalle St., Chicago IL 60690 Prepared By: American initial B

MAIL TO:

I.M. GALLAGHER RM 2024 134 N.CASALLE CHGO 60402

UNOFFICIAL COPY



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UNIT NO. 106 AND P-24 IN PRATT SHORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN CARLSON AND HOLMES' SUBDIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLAPATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25 766 990 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 FOR THE IN THE DECLARATION OF CONDOMINIUM AFORE SAID, 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. 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. THE TENANT OF THE UNIT FAILED TO EXERCISE Cort's Office THE RIGHT OF FIRST REFUSAL.

ATTORNEYS' NATIONAL TITLE NETWORK

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Property of Cook County Clerk's Office

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