

# UNOFFICIAL COPY

97426308

DEFERRED RECORDING \$29.50  
TAXPAYER TEAM 205: Call to 12:00:00  
4557 CG \* -97 -426308  
COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

2550  
n

MTC 1 of 2 2010543

This Indenture, made this 15th day of May A.D. 19 97 between LaSalle National Bank, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 20th day of July 19 96, and known as Trust Number 120396 (the "Trustee"), and Todd Bauer (the "Grantees") (Address of Grantees): Unit 203, 1751 N. Western Avenue, Chicago, Illinois 60647

Witnesseth, that the Trustee in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s) the following described real estate situated in Cook County Illinois, to wit

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FOR THE LEGAL DESCRIPTION AND SUBJECT TO PROVISION SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

\*LaSalle National Bank, successor trustee to LaSalle National Trust, N.A.

Property Address Unit 203, 1751 N. Western Avenue, Chicago, Illinois 60647  
Permanent Index Number 14-31-318-001 and 010  
together with the tenements and appurtenances thereunto belonging

MAIL TO

**CONRAD O. DUNCKER**  
Attorney at Law  
258 W. 31st Street  
Chicago, Illinois 60616



To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

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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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee 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.

Attest:

LaSalle National Bank

as Trustee as aforesaid.

*Nancy A. Carlin*  
Assistant Secretary

By *Corinne Bek*  
Assistant Vice-President

This instrument was prepared by <b>Corinne Bek (hd)</b>	<b>LASALLE NATIONAL BANK</b> Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois }  
County of Cook }

SS: \*LaSalle National Bank, successor trustee to  
LaSalle National Trust, N.A.

I, Harriet Denisewicz a Notary Public in and for said County,

in the State aforesaid, Do Hereby Certify that Corinne Bek

Assistant Vice President of LaSalle National Bank, and Nancy A. Carlin

Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of May AD 19 97

*Harriet Denisewicz*  
Notary Public

0 5 2 5 8 5  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE DEPT. OF REVENUE  
JUN 1 1997  
\$ 120.00  
P.A. 10788

NOTARIAL SEAL  
HARRIET DENISEWICZ  
NOTARY PUBLIC  
ILLINOIS

0 2 6 4 3  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JUN 1 1997  
P.A. 11425  
\$ 60.00

Trustee TO

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60603-4192

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UNIT 203 ~~XXXXXX~~ in 1751-57 NORTH WESTERN AVENUE CONDOMINIUM as delineated on a Survey of the following described real estate:

Lots 1, 2, 3 and 4, the South 93 feet of Lots 5 and 6 and the West 1/2 of the Vacated Alley East and adjoining Lots 1 to 4, both inclusive, and the East 1/2 of the Vacated Alley West and adjoining the South 93 feet of Lots 5 and 6 (excepting thereof that part of Lots 1 to 4, both inclusive, which lies West of a Line 50 Feet East of the West Line of Section 31 as per Document 10714010) in Block 2 of Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, 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 No. 97286061, 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 FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

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Property of Cook County Clerk's Office

01-15-2019