

97-0819

TRUSTEE'S DEED

JOINT TENANCY BY THE ENTIRETY



The above space is for the recorder's use only

THIS INDENTURE, made this 20th day of August, 19 97, between UPTOWN NATIONAL BANK OF CHICAGO, a national banking association duly organized and existing under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement dated the 27th day of February 19 97, and known as Trust Number 87-104, party of the first part, and Thomas A. Rawlinson and Martha Kahn, husband and wife, as tenants by the

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit: but in tenancy by the entirety

See Exhibit "A" attached here and made a part hereof

and subject to:

Permanent Index No. 11-31-214-029-0000 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy, but in tenancy by the entirety

This document was prepared by: Dawn Boyce UPTOWN NATIONAL BANK OF CHICAGO, 4753 N. Broadway, Chicago, IL 60640

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.

Handwritten initials or mark

UNOFFICIAL COPY

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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 one of its Trust Officer of ~~XXX~~ and attested by its Assistant Trust Officer the day and year first above written.



UPTOWN NATIONAL BANK OF CHICAGO

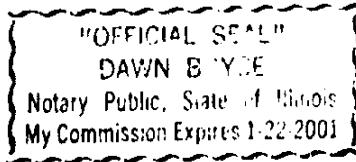
Trust Officer as aforesaid, and not personally.

BY: [Signature]
Steven D. Olson

ATTEST: [Signature]
Laura Y. Lee

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Steven D. Olson and [blank] of the UPTOWN NATIONAL BANK OF CHICAGO, a national banking association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Steven D. Olson and [blank], 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 national banking association for the uses and purposes therein set forth; and the said Steven D. Olson then and there acknowledged that said Steven D. Olson, as custodian of the corporate seal of said national banking association caused the corporate seal of said national banking association to be affixed to said instrument as said Steven D. Olson own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.
Given under my hand and Notary Seal. Date 9/10/97



Notary Public

[Signature]

DELIVERY

NAME
STREET
CITY

Douglas B. Warlick, Esq
6720 E. Irving Park Rd
Rosehill, IL 60172

OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

1903 W. Lunt Ave., Unit 3
Chicago, IL 60626

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER _____

EXHIBIT "A"

UNIT(S) 1903-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE VINE CONDOMINIUMS OF ROGERS PARK AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON JULY 29, 1997 AS DOCUMENT NUMBER 97546309 IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT RECORDED AS BOOK 2 OF PLATS, PAGE 79, IN COOK COUNTY, ILLINOIS.

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.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREUNDER, EITHER WAIVED, FAILED TO EXERCISE, OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE THE SAID UNIT.

SUBJECT TO:

- (A) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (PROVIDING SAME DO NOT AFFECT THE USE OF THE PROPERTY AS A RESIDENTIAL CONDOMINIUM);
- (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) BUILDING CODE VIOLATION CASE NO. 95 M1-405917 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED "CITY OF CHICAGO -VS- MICHAEL SCHWARTZ;"
- (H) ENCROACHMENT OF BUILDING ON THE PREMISES ONTO THE ALLEY TO THE SOUTH BY .47 TO .07 FEET AND ONTO STREET TO THE EAST BY .05 TO .40 FEET.