

TRUSTEE'S DEED

97101017 AM - MK

THIS INDENTURE, dated October 16, 1997

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 January 11, 1993 known as Trust Number 116489-04 party of the first part, and

(Reserved for Recorders Use Only)

Laura M. Freeland and Janet L. Contursi, as joint tenants with the rights of survivorship, 333 East Ontario, 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 Unit 1504 in the 233 East Ontario Condominium, 2300 E. Ontario, Chicago, IL 60611

Property Index Number 17-10-203-028-1077

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, VICE PRESIDENT

Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) 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 October 29, 1997.

Cynthia K. Harris
NOTARY PUBLIC

MAIL TO:

ROBERT P. RABBITT
ATTY AT LAW
6121 N. NORTHWEST HWY
SUITE 104
CHICAGO ILL 60631

NOTARY PUBLIC STATE OF ILLINOIS
CYNTHIA K. HARRIS
My Commission Expires 11/11/98

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UNOFFICIAL COPY

EXHIBIT "A"

UNIT 1504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 230 EAST ONTARIO CONDOMINIUM, AS DEFINED IN THE DECLARATION RECORDED JANUARY 28, 1993 AS DOCUMENT NUMBER 93074712, AND AMENDED BY AMENDMENTS RECORDED AS DOCUMENTS 93303079 AND 93514579, OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 15 FEET OF LOT 16 AND ALL OF LOTS 17, 18 AND 19 IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32 (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 WAIVED ITS RIGHT OF FIRST REFUSAL.

P.L.N. 17-10-203-028-1077

SUBJECT TO:

(a) covenants, conditions, and restrictions of record (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for 1997 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium and to existing tenant lease and existing laundry lease; (l) applicable zoning and building laws and ordinances and other ordinances of record (m) encroachments, if any; (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee and (o) leases and license affecting the Common Elements.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

RR 10760

NOV-4-97

DEPT OF
REVENUE

98.50

REAL ESTATE TRANSFER TAX

REVENUE

NOV-1997

97827060

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