

1.0 of 2

769 9853-91079075W  
TRUSTEE'S DEED

THIS INDENTURE, dated 12-4-97  
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 12-4-91

known as Trust Number 114850-00 party of the  
first part, and

NICOLAE NICU  
4353 N. ELSTON, 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:

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1030 W. 18<sup>TH</sup> ST., UNIT 1030-2S, BROADVIEW, IL

SEE EXHIBIT B ATTACHED HERETO

Property Index Number SEE ATTACHED

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.

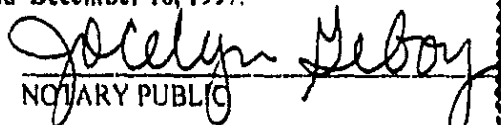
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.

PREPARED BY:  
AMERICAN NATIONAL BANK  
& TRUST COMPANY OF CHICAGO  
33 NORTH LASALLE ST.,  
CHICAGO IL 60690

By:   
GREGORY KASPRZYK, VICE PRESIDENT

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) GREGORY KASPRZYK, 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 December 16, 1997.

  
NOTARY PUBLIC

"OFFICIAL SEAL"  
JOCELYN GEBUY  
Notary Public, State of Illinois  
My Commission Expires 10/9/2001

MAIL TO: NICOLAE NICU  
1030 W 18TH ST, UNIT 1030 2-S  
BROADVIEW, IL 60153

BOX 333-CTI

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Property of Cook County Clerk's Office

EXHIBIT A

## PARCEL 1:

UNIT NUMBER 1030-2S IN TERRACE GARDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8 (EXCEPT THAT PART OF LOT 8 LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF 18TH STREET, SAID POINT BEING 222.69 FEET EAST OF THE MOST WESTERLY CORNER OF SAID LOT 8 AS MEASURED ALONG THE NORTH LINE OF SAID LOT 8; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 95.77 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 8 IN SANS SOUCI RESUBDIVISION OF LOTS 20, 21, 22 AND 23 IN BLOCK 5 IN KOMAREK'S WEST 22ND STREET FOURTH ADDITION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE ILLINOIS CENTRAL RAILROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97459984; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS, INCLUDING INGRESS, EGRESS AND PARKING, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 4, 1966 AS DOCUMENT NO. 19700784, AND MODIFICATION, RECORDED AS DOCUMENT 97231846 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153, ALSO EASEMENTS, INCLUDING INGRESS, EGRESS AND RECREATION USE, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 16, 1969, AS DOCUMENT NO. 20729893 AND MODIFICATION RECORDED AS DOCUMENT 97231845 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153.

PERMANENT TAX INDEX NOS.:	15-22-405-013	15-22-405-014	15-22-405-015
15-22-405-016	15-22-405-017	15-22-405-018	15-22-405-019
15-22-405-021	15-22-405-022	15-22-405-023	15-22-405-024
15-22-405-027			15-22-405-025

ADDRESS OF REAL ESTATE: 1030 WEST 18TH STREET,  
UNIT 1030-2S  
BROADVIEW, ILLINOIS 60153

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 OF UNIT 1030-2S HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL OR THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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EXHIBIT B

SUBJECT TO GENERAL REAL ESTATE TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS; DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 97459984 AND ALL EXHIBITS AND AMENDMENTS THERETO HERETOFORE AND HEREAFTER RECORDED; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; ENCROACHMENTS; EASEMENTS (INCLUDING FUTURE GRANT OF EASEMENT BY GRANTOR TO THE CONDOMINIUM ASSOCIATION FOR INGRESS AND EGRESS, SEWER AND WATER, DRAINAGE, DRIVEWAY, UTILITY PURPOSES, PARKING, AND ACCESS; CONDITIONS, COVENANTS, BUILDING LINES AND RESTRICTIONS OF RECORD; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; GRANT RECORDED AS DOCUMENT 19679453; DECLARATIONS OF EASEMENTS RECORDED AS DOCUMENT NOS. 19700784 AND 20729893 AND MODIFICATIONS RECORDED AS DOCUMENT NOS. 97231846 AND 97231845; INSTALLMENTS DUE AFTER CLOSING OF ASSESSMENTS HERETOFORE AND HEREAFTER ESTABLISHED AND/OR LEVIED PURSUANT TO THE DECLARATION AFORESAID ALL OF WHICH ASSESSMENTS GRANTEE ASSUMES AND AGREES TO PAY; MECHANICS' LIEN CLAIM IN FAVOR OF WILLIAM C. MULLIS AGAINST RIVER FOREST STATE BANK, TR. NO. 1740T RECORDED AS DOCUMENT NO. 97459939 IN THE AMOUNT OF \$2,200.00.

COOK COUNTY CLERK'S OFFICE  
772472  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 30 '97  
DEPT. OF REVENUE  
\$ 75.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP DEC 30 '97  
# 11427  
\$ 37.50

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