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96-110570JH

97023182

TRUSTEE'S DEED

THIS INDENTURE, dated January 10, 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 June 26, 1996

known as Trust Number 121797-01 party of the first part, and

Marion S. Downey, 411 W. Ontario, Apt. 523, Chicago, IL 60610

(Reserved for Recorders Use Only)

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 2632 N. Halsted, Unit 3, Chicago, IL 60614

Property Index Number 14-29-407-076-0000 (undivided)

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

LAWYERS TITLE INSURANCE CORPORATION

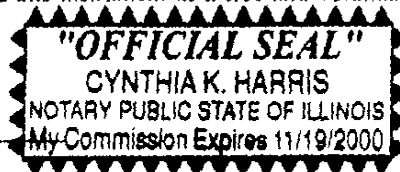
STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify

) 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 January 10, 1997.

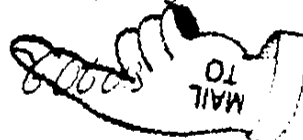

CYNTHIA K. HARRIS
NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690

MAIL TO:

ALAN ORSCHTEL; Suite 2310
20 S. Clark St; Chicago 60603



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EXHIBIT A

LEGAL DESCRIPTION

Unit 3 in The 2632 North Halsted Condominium, as delineated on the survey of Lot 13 in Reynold's Subdivision of the East 5 acres of Block 14 in Canal Trustees' Subdivision of the East Half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "D" in the Declaration of Condominium Ownership recorded on January 9, 1997, as Document 97-021788, in the office of the Recorder of Deeds of Cook County, Illinois, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration, in Cook County, Illinois.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) provisions of the Municipal Code of Chicago; (5) provisions of the Condominium Property Act of Illinois; (6) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium Ownership, recorded on January 9, 1997, as Document 97-021788, or reserved by The 2632 North Halsted Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (7) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (8) assessments due to the Association after the Closing Date, and (9) such other matters of title which the Title Insurance Company is willing to insure over.

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 Ownership; 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, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Address: 2632 North Halsted, Unit 3, Chicago, Illinois 60614

PIN: 14-29-407-076-0000 (undivided)

Cook County
REAL ESTATE TRANSACTION TAX
148.50
JAN 13 1997
RECORDS

CITY OF CHICAGO
DEPARTMENT OF REVENUE
2227.50
M.B.

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
297.00
18