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2008/30/94
MERCURY TITLE COMPANY
SM

97028335

TRUSTEE'S DEED

THIS INDENTURE, dated SEPTEMBER 6, 1996

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 AUGUST 14, 1995 known as Trust Number 227686-07 party of the first part, and *A.

DEPT-01 RECORDING \$25.50
740009 TRAN 6660 01/14/97 10:25:06
9411 # SK *-97-028335
COOK COUNTY RECORDER

97028335

(Reserved for Recorders Use Only)

GERALD BEAUBIEN AND JUSTINE K. BEAUBIEN, AS JOINT TENANTS
3695 DELHI OVERLOOK, ANN ARBOR, MI 48103

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 311 NORTH DESPLAINES, UNIT #217/UPU-13, CHICAGO IL

Property Index Number 17-09-309-001-0000

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.

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 and Trust Company
of Chicago

By: GREGORY S. KASPRZYK ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify
GREGORY S. 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, SEPTEMBER 11, 1996



MAIL TO: [Stamp]
BRIAN T. HOSEY
NOTARY PUBLIC

MAIL TO: LAW OFFICES OF SALLY WILDMAN
180 N. LaSalle Suite 2401
Chicago, IL 60601

2550
3

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Property of Cook County Clerk's Office

COOK COUNTY
 DEPT. OF REAL ESTATE TRANSFER ACTION TAX
 RECEIVED
 JAN 11 1995
 11475
 \$78.75



CITY OF CHICAGO
 DEPT. OF REVENUE
 RECEIVED
 JAN 11 1995
 11475

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 RECEIVED
 DEC 17 95
 157.50
 JAN 11 1995
 11475



CITY OF CHICAGO
 DEPT. OF REVENUE
 RECEIVED
 JAN 11 1995
 11475

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PARCEL 1:

UNIT 217/UPU-13 IN THE CHINA CLUB LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12,13,14,15,16 AND 17 IN BLOCK 11 IN THE ORIGINAL TOWN OF CHICAGO, SECTION 9, TOWNSHIP 39 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 96629894. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-217 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96629894.

P.I.N. 17-09-309-001-0000

COMMONLY KNOWN AS 311 NORTH DES PLAINES, CHICAGO, ILLINOIS

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCE 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."

"THE 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 RECORDED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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