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**CORUS BANK**

97076124

2009271000662610F3  
TRUSTEE'S DEED

- DEPT-01 RECORDING \$25.50
- T#0014 TRAN 0898 02/03/97 14:24:00
- #1250 # JW #-97-076124
- COOK COUNTY RECORDER

The above space is for the recorder's use only

**THIS INDENTURE** Made this 23rd day of January, 1997, between **CORUS BANK**, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 28th day of June, 1996, and known as Trust Number 4236, party of the first part, and **SUSAN L. SCHWARTZ**-----

of 4203 North Ashland  
Chicago, Illinois

party(ies) of the second part.

**WITNESSETH**, That said party of the first part in consideration of the sum of TEN and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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97076124

COOK COUNTY CLERK'S OFFICE

CHICAGO, ILLINOIS

RECORDED

JAN 23 1997

RECEIVED

REAL ESTATE TRANSACTION TAX

70.50

Commonly Known as: 1244-64 West Byron, Unit #1252-2, Chicago, IL  
PIN # 14-20-103-088-0000 & 14-20-103-091-C000

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.

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9111 08 2000 Finance Inc. 708 988 9270

	MAIL DEED TO: KEVIN G. KATZIS 7346 W. MADISON ST FOREST PARK, IL 60130
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CORUS BANK  
 Trust Department  
 2401 N. Halsted  
 Chicago, IL 60614

"OFFICIAL SEAL"  
 Alyssa C. Stahl  
 Notary Public, State of Illinois  
 My Commission Expires 11/30/99

THIS INSTRUMENT PREPARED BY

Notary Public

GIVEN under my hand and Notarial Seal this 27th day of January 1997

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Rosanne DuPass, Trust Officer of the CORUS BANK, and Sharon M. Ballagan, Secretary of said Corporation, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Trust Officer and Secretary respectively, appeared before me this day in person and acknowledged it as they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Trust Officer and Secretary respectively, appeared before me and did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

STATE OF ILLINOIS  
 COUNTY OF COOK  
 Trust Officer

As Trustee as aforesaid,  
 By [Signature]  
 Trust Officer

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Secretary the day and year first above written.

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 HOWEVER, to the liens of all above mentioned, and of every other power and authority thereto enabling, SUBJECT, HOWEVER, to the liens of all trust deeds, and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments; and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights, and party wall agreements, if any; Zon-ing and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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## PARCEL 1:

Unit 1252-2 in The Byron Street Condominiums, as delineated on a survey of the following described real estate:

The West 63.97 feet of Lot 1 and the West 63.97 feet of the North 2.45 feet of Lot 2, the West 103.97 feet of Lot 2 (except the North 2.45 feet thereof), Lot 3 (except that part of the North 4.45 feet lying East of the West 103.97 feet thereof) and the West 178.00 feet of Lots 3, 4 and 5 (except the North 4.45 feet, lying East of the West 103.97 feet of said Lot 3) in the Resubdivision of Lots 1 to 6, both inclusive, the East 45.87 feet of the 8.00 foot East and West alley and all of the 16.00 foot North and South alley, all in Newman's High School Addition, being a subdivision of the North 149.10 feet of the North 662.10 feet lying West of Clark Street, of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and

That part of Lots 3, 4 and 5 lying East of the West 178.00 feet (except the North 4.45 feet of said Lot 3) in the Resubdivision of Lots 1 to 6, both inclusive, the East 45.87 feet of the 8.00 foot East and West alley and all of the 16.00 foot North and South alley, all in Newman's High School Addition, being a Subdivision of the North 149.10 feet of the North 662.10 feet lying West of Clark Street, of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 970-7011 together with its undivided percentage interest in the Common Elements, in Cook County, Illinois

## PARCEL 2:

The exclusive right to the use of Parking Space P-6, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 970-7011.

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 herein. 970-7011

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 the Unit has either waived or failed to exercised the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.

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