

97089318

DEPT-01 RECORDING \$25.00
T#0012 TRAH 3969 02/06/97 15:20:00
#0075 CG *-97-089318
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE made this 20TH day of DECEMBER, 1996, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and 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 the 27TH day of SEPTEMBER 1995, and known as Trust Number 10-1975, party of the first part, and

LAURA K. RAAB
33 EAST CEDAR of CHICAGO, ILLINOIS parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in (COOK) County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF

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Permanent Real Estate Index No. 17-03-202-013, 17-03-202-014 AND 17-03-202-058

together with the tenements and appurtenances thereto 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, SUBJECT, HOWEVER, to: the liens of all trusts 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; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

76 12 01 05 [Signature]

This space for affixing Stamp and Revenue Stamp

97089318

UNOFFICIAL COPY

COUNTY OF COOK
STATE OF ILLINOIS

SS. I. BECKY D. ZIVISKI a Notary Public in and
for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT
MICHAEL C. WINTER

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF
ILLINOIS, a banking corporation, and CARL R. RATH

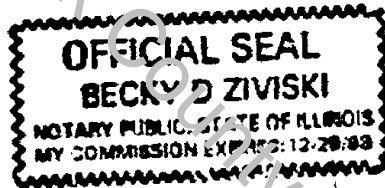
Assistant Trust Officer of said banking corporation,
personally known to me to be the same persons, whose names are subscribed
to the foregoing instrument as such Assistant Trust Officer, respectively, ap-
peared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act of said bank-
ing corporation as Trustee, for the uses and purposes therein set forth and
the said Assistant Trust Officer did also then and there acknowledge that
he/she, as custodian of the corporate seal of said banking corporation, did
affix the said corporate seal of said banking corporation to said instrument
as his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set
forth.

Given under my hand and Notarial Seal

this 23RD day of DECEMBER 19 96

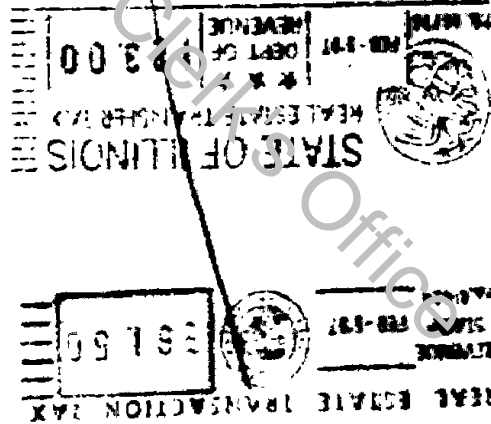
Becky D. Ziviski
Notary Public

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
92280
DEPT. OF REVENUE 418-597
PB 1183
★ ★ ★ ★



97089318

Mail To: Steven Thayer
353 W. Wacker Dr.
Chicago, IL 60606



33 EAST CEDAR (UNIT 8B & P73)
CHICAGO, ILLINOIS

For information only insert street address of above described property.

THIS INSTRUMENT PREPARED BY:

FIRST BANK AND TRUST OF ILLINOIS

300 East Northwest Highway
Palatine, Illinois 60067

BOX 333-CTI

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EXHIBIT "A"

UNIT 8B & P73 IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96-160725 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TRUSTEE ALSO HEREBY GRANTS TO THE GRANTEE, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH 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.

ANY TENANT OF THE UNIT BEING CONVEYED HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, DID NOT HAVE ANY SUCH RIGHT OR GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION.

COMMONLY KNOWN AS 33 EAST CEDAR STREET, UNIT 8B & P73
CHICAGO, ILLINOIS

P.I.N. 17-03-202-013, 17-03-202-014 AND 17-03-202-058 (PRE-CONVERSION)

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Property of Cook County Clerk's Office