

97101768

Mail to:
K. Roud
P.O. Box 453
Marengo, IL 60152

DEPT-01 RECORDING \$27.50
T40014 TRSN 1060 02/14/97 11:01:00
33999 3 JLL 8-97-104768
COOK COUNTY RECORDER

The above space for recorder's use only

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THIS INDENTURE, made this 6TH day of JANUARY, 19 97, 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 12TH day of APRIL, 19 96, and known as Trust Number 10-2024, party of the first part, and LESTER KANE, SINGLE AND NEVER MARRIED

1711 N. SHEFFIELD UNIT 3 of CHICAGO, IL 60614 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

Permanent Real Estate Index No. 14-32-423-011 & 010

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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

SAS - A DIVISION OF INTERCOUNTY

This space for affixing Riders, and Revenue Stamps

Deed Number

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

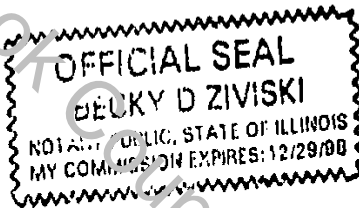
Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF
ILLINOIS, a banking corporation, and CARL R. RATH

, 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 6TH day of JANUARY 19 97
~~XXXX~~ ~~DECEMBER~~ ~~96~~

Becky Ziviski
Notary Public



[Faint signature]

97101768

1711 N. SHEFFIELD (UNIT #3)
CHICAGO, IL 60614

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

UNOFFICIAL COPY

EXHIBIT "A"
Legal Description

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1711 N. SHEFFIELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96885055, OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSIONS 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; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE ^Q AND STORAGE SPACE NUMBER 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 96885055

REORDER ITEM #: PS4 LABEL

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Property of Cook County Clerk's Office

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