

# UNOFFICIAL COPY

97120174

## TRUSTEE'S DEED

THIS INDENTURE, dated FEBRUARY 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 APRIL 19, 1996 known as Trust Number 121558-00 party of the first part, and

DEPT-01 RECORDING \$25.50  
 T80009 TRAN 7251 02/21/97 12:54:00  
 #6052 BK 97-120174  
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

**ROBIN ROQUITTE AND SUSAN ROQUITTE, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON OR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY**  
 2510 NORTH WAYNE, UNIT 101, CHICAGO, ILLINOIS 60614

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 2023-25 NORTH MAGNOLIA, UNIT IN, CHICAGO, ILLINOIS  
 Property Index Number 14-32-134-012 AND 14-32-134-013  
 together with the tenements and appurtenances thereunto belonging.

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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,

Prepared By:  
 American National Bank and Trust Company  
 of Chicago

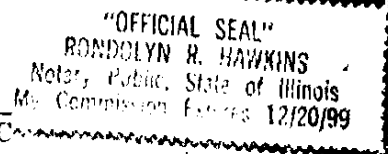
By: David Rosenfeld  
 DAVID ROSENFELD, ASSISTANT VICE PRESIDENT

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STATE OF ILLINOIS  
 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
 DAVID ROSENFELD, 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 February 10, 1997

Rondolyn R. Hawkins  
 RONDOLYNE R. HAWKINS, NOTARY PUBLIC



MAIL TO

TO: Neal M. Goldberg 39 S. LaSalle Ste 1200  
 CHGO 60603

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## EXHIBIT A

### Legal Description

UNIT IN TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2023-25 NORTH MAGNOLIA STREET CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97044200, IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(LOTS 7 AND 10 IN LEWIS'S SUBDIVISION OF LOT 25 IN SUB-BLOCK 5 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS).

Commonly known as: 2023-25 N. Magnolia, Chicago, IL

P.I.N.: 14-32-134-012-0000 and 14-32-134-013-0000

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; 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.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, PARKING SPACE NO. G4 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

*NOTE: 2023-25 NORTH MAGNOLIA STREET CONDOMINIUMS IS NEW CONSTRUCTION. THEREFORE, THERE ARE NO TENANTS WHO WOULD HAVE AN OPTION TO PURCHASE ANY UNIT.*

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