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97145133

TRUSTEE'S DEED

DEPT-01 RECORDING \$25.
T#0001 TRAN 8436 03/04/97 1310100
44042 # RC # - 97 - 14513
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

THIS INDENTURE, dated FEBRUARY 27, 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

**LAWRY/MANN LAWRENCE DAVID MANN
2451 N GREENVIEW, CHICAGO IL 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

2550
m

Commonly Known As 2023-25 N MAGNOLIA, UNIT 2S, CHICAGO IL

Property Index Number 14-32-134-012 AND 14-32-134-013
together with the tenements and appurtenances thereunto belonging

4/21/97 2/af 2

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.

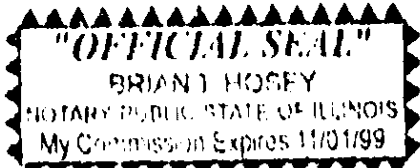
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

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 S. Rosenfeld*
DAVID S. ROSENFELD ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) DAVID S. 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 27, 1997



Brian T. Hosey
NOTARY PUBLIC

MAIL TO: Lawrence Mann
2023-25 N. Magnolia Unit 2S
Chicago 60614



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EXHIBIT A

Legal Description

UNIT 2S 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. G3 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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Property of Cook County Clerk's Office

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