

# UNOFFICIAL COPY

97156808

## TRUSTEE'S DEED

THIS INDENTURE, dated FEBRUARY 28, 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 JULY 31, 1990

known as Trust Number 112410-07 party of the first part, and

**DEBORAH SOUTH**  
3131 N CLIFTON #G, CHICAGO IL

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 **3131 N CLIFTON #G, CHICAGO IL 60657**

Property Index Number **14-29-201-012-050**

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.

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.

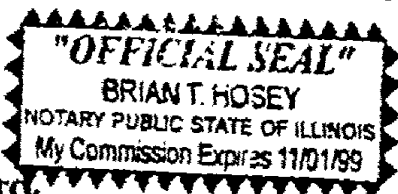
Prepared By:  
American National Bank and Trust Company  
of Chicago

By: David S. Rosenfeld  
DAVID S. ROSENFELD ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify **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 28, 1997.



Brian T. Hosey  
NOTARY PUBLIC

MAIL TO:

Deborah South  
3131 N. Clifton  
#G  
Chicago, Ill. 60657

BOX 333-CTI

DEPT-01 RECORDING \$27.00  
T#0012 TRAH 4244 03/07/97 02:37:00  
40408 ÷ CG # - 97 - 156808  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

27-24

97156808

Bank

7651320

97008281

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STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
OFFICE OF REVENUE  
93.00

Cook County  
REAL ESTATE TRANSACTION TAX  
OFFICE OF REVENUE  
46.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE  
697.50

908301126

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**PARCEL 1: UNIT 7 IN 3131 NORTH CLIPTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:**

**THE NORTH 1/2 OF LOT 89 AND LOT 90 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF BLOCK 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, 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. 96403297, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

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## Exhibit 1 to Trustee's Deed

1) There was no previous tenant of Unit G at 3131 North Clifton, Chicago, Illinois.

2) 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 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.

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