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TRUSTEE'S DEED

DEPT-01 RECORDING \$25.
 T#0011 TRAN 6706 04/23/97 11:20:00
 #5728 # KF *-97-27977
 COOK COUNTY RECORDER

97279772

The above space is for the recorder's use only

2552

The Grantor, MIDWEST TRUST SERVICES, INC., a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as trustee under the provisions of a Deed of Trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement dated the 18th day of December, 1995, AND known as Trust Number 95-3-6936, in consideration of Ten and No/100th Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to David O. Braeger.

of Cook County, Illinois, the following described real estate in Cook County Illinois:

See legal description attached at Exhibit



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

APR 21 1997
 DEPT. OF REVENUE
 359.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX

REVENUE
 APR 16 1997



REAL ESTATE TRANSACTION TAX

APR 23 1997
 179.50

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 18th day of February, 1997.

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SEAL

MIDWEST TRUST SERVICES, INC.
 as Trustee aforesaid, and not personally.

BY: Andy Sydor
 Assistant Trust Officer

ATTEST: Margaret [Signature]
 Trust Administrator

AND TITLE GROUP, INC. - XL-810484-03 10BCH

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County of Cook

State of Illinois

SS,

I, the undersigned, a Notary Public in and for said County, the State aforesaid DO HEREBY CERTIFY, THAT

Cindy Sydor, Assistant Trust Officer

~~AS AN INSTRUMENT~~ of MIDWEST TRUST SERVICES, INC.,

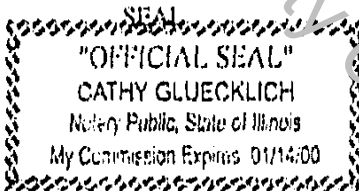
a corporation, and

Margaret M. Truschke

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

Given under my hand and Notarial Seal this 18th

day of February, 19 97.



Cathy Gluecklich
Notary Public

1149 W. Armitage Avenue, Unit D, Chicago, IL

680 Lake Shore Drive, #316, Chicago, IL

For information only insert street address of above described property.

Grantee's Address

This Instrument was Prepared by:
Margaret Truschke

Send recorded (see 10):
NOZMAN LIGHT, ESQ.
1209 GREEN BAY ROAD
HIGHLAND PARK, IL 60035



MIDWEST TRUST SERVICES, INC.
1606 N. Harlem Avenue
Elmwood Park, Illinois 60635

Notices To:
DAVID O. BRAEGER
1149 W. ARMITAGE AVENUE, UNIT D
CHICAGO, IL 60614

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EXHIBIT "A"

LEGAL DESCRIPTION

1149 WEST ARMITAGE AVENUE
UNIT D
CHICAGO, ILLINOIS 60614

PARCEL 1:

THE EAST 17.80 FEET OF LOTS 10 AND 11 (TAKEN AS A TRACT), EXCEPT THE NORTH 76.35 FEET THEREOF, IN HAPGOODS SUBDIVISION OF LOT 1 AND PART OF LOT 2 OF BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE SAID DECLARATION AND AS CREATED BY DEED FROM MIDWEST TRUST SERVICES, INC., AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1995, AND KNOWN AS TRUST NO. 95-3-6936 (GRANTOR) TO DAVID O. BRAEGER (GRANTEE), RECORDED AS DOCUMENT _____ FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Subject to Declaration of Party Wall Rights, Conditions, Covenants, Easements, and Restrictions by grantor dated the 22ND day of JANUARY, A.D., 1997, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document 97070083, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenants to be bound by the covenants and agreements in said document set forth as covenants running with the land. 37279772

Subject to: general real estate taxes not due and payable at the time of closing; the Association documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; encroachments, of not greater than one foot over public alleys and/or sidewalks; rights, if any, of persons providing private television services; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and any other matters which shall be insured over by the title insurer.

PIN: 14-32-400-002
PROPERTY: UNIT D, 1149 WEST ARMITAGE AVENUE, CHICAGO, IL 60614

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Property of Cook County Clerk's Office
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