

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INSTRUMENT, dated June 11, 1998

98603522

DEPT-01 RECORDING \$25.50
T#0009 TRAN 3170 07/14/98 14:44:00
4426 + RC *-98-603522
COOK COUNTY RECORDER

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 May 28, 1997 known as Trust Number 122983-03 party of the first part, and

(Reserved for Recorders Use Only)

Lowell DeFrance
1129 N. Winchester, Chicago, IL 60622

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

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

Commonly Known As 2111-17W. Colon St., Chicago, IL

Property Index Number 14-31-330-010

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 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 terms 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 the same 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.

By: 
EILEEN F. NEARY, TRUST OFFICER

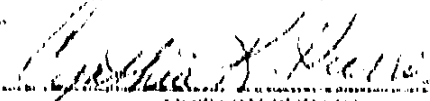
Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS
COUNTY OF COOK

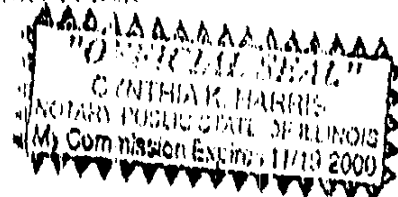
I, the under-signed, a Notary Public in and for said County and State, do hereby certify
EILEEN F. NEARY

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 June 11, 1998.


NOTARY PUBLIC

MAIL TO: Lowell DeFrance
2111 W. Colon St
Chicago, IL



98603522

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Property of Cook County Clerk's Office

SS003026

COOK COUNTY CLERK'S OFFICE
RECEIVED
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LEGAL DESCRIPTION

Unit 2111-1S and GU-6 in Caton Court Condominium, as delineated on the plat of survey of the following-described parcel of real estate:

THE EAST 1/2 OF LOT 35, ALL OF LOTS 36, 37 AND 38 AND ALL OF THAT PART OF LOTS 39, 40, 41 AND 42 LYING SOUTH OF THE METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY'S RIGHT OF WAY HERETOFORE CONVEYED IN MASON'S SUBDIVISION OF LOT 2 AND THAT PART OF LOT 3 (EXCEPT THE SOUTH 33 FEET THEREOF) LYING EAST OF THE CENTER LINE OF LEAVITT STREET IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

together with its corresponding percentage interest in the common elements, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 122983-03, and recorded June 2, 1998 as document number 9808677.

NOTE: 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.

NOTE: 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.

NOTE: THE TENANT OF UNIT 2111-1S HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR (B) THE TENANT OF THE UNIT HAS NO RIGHT OF FIRST REFUSAL.

MAR 701
RAY PASQUA
70 W MADISON 658
CHICAGO, IL 60602

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