

TRUSTEE'S DEED

THIS INDENTURE, made this 12th day of August, 1998, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED THE 20TH DAY OF APRIL, 1994, AND KNOWN AS TRUST NO. 118200-08, GRANTOR, and MICHAEL COHEN AND SANDEE COHEN, of PITTSBURGH, PENNSYLVANIA, GRANTEES.

WITNESSETH: The Grantor in consideration of the sum of TEN AND NO/100TH DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantees, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

UNIT 3- PARCEL 1:

A TRACT OF LAND COMPRISING THE SOUTH 76.78 FEET OF LOTS 44 THROUGH 52 INCLUSIVE, (EXCEPT THE WEST 1.50 FEET OF SAID LOT 44), IN E.K. ROGER'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE ELEVATION AT THE SECOND FLOOR OF 25.55 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00°00'02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 14.85 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 13.63 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 3

1st AMERICAN TITLE order # 019887625
183

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98738823

AND 4 STORY BRICK BUILDING; THENCE NORTH $89^{\circ}43'24''$ WEST BEING THE BEARING OF THE SOUTH FACE OF WALL OF SAID EXISTING 3 AND 4 STORY BRICK BUILDING, A DISTANCE OF 21.64 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ALSO IN THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE WESTERLY, CONTINUING ALONG SAID LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE NORTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF EXISTING WALL AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 42.00 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF EXISTING WALL, AFORESAID; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF WALL, A DISTANCE OF 42.00 FEET TO THE PLACE OF BEGINNING,

ALSO:

UNIT 3 - PARCEL 2:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 25.55 FEET AND THE THIRD FLOOR AT 35.90 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH $00^{\circ}00'02''$ EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 11.83 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.65 FEET TO THE INTERSECTION OF A LINE 3.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE EAST FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING WITH A LINE BEING 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE SOUTH FACE OF SAID EXISTING BRICK BUILDING; THENCE NORTH $89^{\circ}43'24''$ WEST, ALONG THE AFORESAID LINE 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE SOUTH FACE OF SAID EXISTING BRICK BUILDING, A DISTANCE OF 24.64 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING IN THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE WESTERLY, CONTINUING ALONG SAID LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE NORTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF

UNOFFICIAL COPY

2025-07-21

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98738823

EXISTING WALL AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 45.00 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF EXISTING WALL, AFORESAID; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 45.00 FEET TO THE PLACE OF BEGINNING,

ALSO:

UNIT 3 - PARCEL 3:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 35.90 FEET AND ABOVE, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, BEING ALSO THE SOUTHEAST CORNER OF LOT 52 IN E.K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00°00'02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 14.83 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.63 FEET TO THE INTERSECTION OF A LINE 3.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH) THE EAST FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING WITH A LINE BEING THE SOUTH FACE AND ITS EASTERLY EXTENSION THEREOF; THENCE NORTH 89°43'24" WEST, BEING THE BEARING OF THE SOUTH FACE OF WALL OF SAID EXISTING 3 AND 4 STORY BRICK BUILDING, A DISTANCE OF 24.64 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ALSO IN THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; CONTINUING ALONG SAID LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF AN EXISTING WALL AND ITS SOUTHERLY EXTENSION THEREOF; THENCE NORTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF EXISTING WALL AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 42.00 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.12 FEET TO THE CENTERLINE OF EXISTING WALL, AFORESAID; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ON SAID CENTERLINE OF WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 42.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

17-17-205-013; 17-17-205-014; 17-17-205-015; 17-17-205-016; 17-17-205-017

★ 0 CITY OF CHICAGO ★
★ 14 REAL ESTATE TRANSACTION TAX ★
★ 51 DEPT. OF REVENUE JUN 16 '98 2808.75 ★
★ 51 00.00 ★
★ 1 00.0000 ★

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98738823

ADDRESS OF PROPERTY: 1020 W. MONROE, CHICAGO, IL 60607

SUBJECT TO:

(1) the general real estate taxes not due and payable at the time of Closing; (2) applicable zoning and building laws, building and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) recorded public and utility easements, and only private easements reserved to the Condominium Association, if any; (6) covenants, conditions, restrictions, easements, permits and agreements of record; (7) liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT TOWNHOUSE DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID TOWNHOUSE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

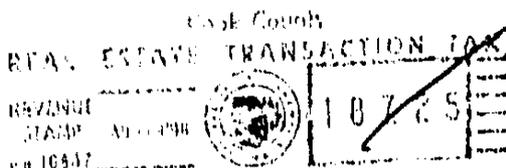
TO HAVE AND TO HOLD said premises as husband and wife, not as joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

IN WITNESS WHEREOF, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee as aforesaid, has caused its corporate seal to be affixed hereto, and 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,

by: 

Printed name and title: MARK DEGRAZIA TRUST OFFICER



UNOFFICIAL COPY

20000710

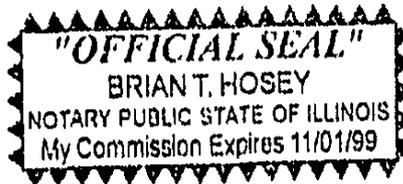
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK DEGRADIA, an officer of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, is 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 signed, sealed and delivered the said instrument as a free and voluntary act as said Trustee, and not personally, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of August, 1998.

Brian T. Hosey
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS A. HANSON, ESQ.
SCHUYLER, ROCHE & ZWIRNER, P.C.
1603 ORRINGTON AVE., SUITE 1190
EVANSTON, IL 60201-5005

MAIL TO:

Michael Samuels
720 R. STARKMAN AVE.
WARRFIELD, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Michael Conroy's Sandra Conroy
1020 W. MONTROSE ST.
CHICAGO, IL 60607

RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

Property of Cook County Clerk's Office