

TRUSTEE'S DEED

9622/0029 08 001 Page 1 of 4
1998-08-28 10:26:40
Cook County Recorder 27.50

Individual

98-1051e

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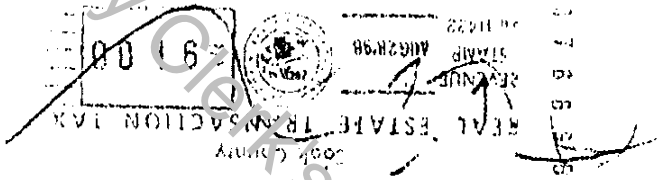
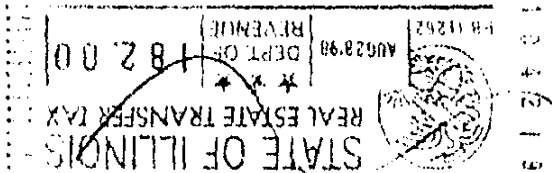
THIS INDENTURE, made this 11th day of August, 19 98, between AUSTIN BANK OF CHICAGO, an Illinois banking corporation, Chicago, Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation in pursuance of a certain Trust Agreement, dated the 19th day of June, 19 98, and known as Trust Number 7342, party of the first part, and Colleen A. Montgomery party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION/SUBJECT TO RIDER ATTACHED AS EXHIBIT "A"

GRANTEE'S ADDRESS: 2533 North Southport
Chicago, Illinois 60614

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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.

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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 its duly authorized officers, the day and year first above written.

AUSTIN BANK OF CHICAGO as Trustee, as aforesaid, and not personally,

By [Signature]
Title: VICE PRESIDENT/TRUST OFFICER

Attest [Signature]
Title: VICE PRESIDENT/ASST. TRUST OFFICER

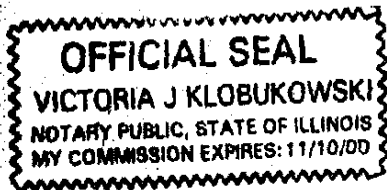
STATE OF ILLINOIS,
COUNTY OF COOK SS.

This instrument prepared by:

Austin Bank of Chicago
6400 West North Avenue
Chicago, Illinois 60707

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of AUSTIN BANK OF CHICAGO and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of August, 19 98.



Commission expires November 10, 2000.

[Signature]
Notary Public

MAIL TO:

JEAN GARDEN
663 WALDEN
WINNETKA Illinois 60093

OR RECORDER'S OFFICE BOX NO. _____

FOR INFORMATION ONLY INSERT PERMANENT INDEX NUMBER AND STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

INDEX NO. 14-32-107-051

ADDRESS 2200-04 North Clybourn Avenue

Unit 2202-2

Chicago, Illinois 60614

SEND TAX BILLS TO:

Colleen A. Montgomery
2202 North Clybourn Unit 2
CHGO IL 60614

Address of Grantor:
AUSTIN BANK OF CHICAGO
5645 W. LAKE STREET
CHICAGO, IL 60644

BFC # 189920

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 2202-2
2200-04 NORTH CLYBOURN AVENUE
CHICAGO, ILLINOIS 60614

PARCEL 1:

UNIT 2202-2 IN THE CLYBOURN-WEBSTER CONDOMINIUMS AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 1 ABOVE AN ELEVATION OF 27.77 FEET, CITY OF CHICAGO DATUM, IN SUB-BLOCK 4 IN THE SUBDIVISION OF THE WEST HALF AND SUB-BLOCK 5 OF THE EAST HALF OF BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 35, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1; THENCE SOUTHWEST ALONG THE NORTHWESTERLY LINE OF LOT 1 46.2 FEET; THENCE SOUTHEAST 90 DEGREES 2.47 FEET; THENCE SOUTHWEST 90 DEGREES, 7.65 FEET; THENCE SOUTHEAST 90 DEGREES 34.8 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE 76.96 FEET TO THE SOUTHEAST CORNER; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE, 92.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-572745, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR USE OF THE ROOF OF THE FOLLOWING DESCRIBED LAND FOR A SUNDECK, AS CREATED BY THE SUNDECK EASEMENT AGREEMENT DATED JUNE 30, 1998 AND RECORDED JULY 2, 1998, AS DOCUMENT NUMBER 98-572746, SAID LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 WHICH IS ABOVE AN ELEVATION OF 26.9 FEET, CITY OF CHICAGO DATUM, IN SUB-BLOCK 4 IN THE SUBDIVISION OF THE WEST HALF AND SUB-BLOCK 5 OF THE EAST HALF OF BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 35, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 2.65 FEET TO A POINT OF BEGINNING; THENCE NORTHWESTERLY AT A RIGHT ANGLE, 22.5 FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLE, 32 FEET; THENCE SOUTHEASTERLY AT A RIGHT ANGLE, 19.5 FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLE, 19 FEET; THENCE SOUTHEASTERLY AT A RIGHT ANGLE, 3 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 2, 51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS SET FORTH IN THE DECLARATION RECORDED AS 98-572745.

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PARCEL 3:

THE NON-EXCLUSIVE RIGHT TO USE THE FOLLOWING DESCRIBED LAND AS LIMITED COMMON ELEMENTS P-1 THROUGH P-7 FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY THE PARKING EASEMENT AGREEMENT DATED JUNE 30, 1998 AND RECORDED AS DOCUMENT 98-572747, SAID LAND DESCRIBED AS FOLLOWS:

PARKING SPACES P-1 THROUGH P-7, IN LOT 3 IN THE SUB-BLOCK 4 IN THE SUBDIVISION OF THE WEST HALF AND SUB-BLOCK 5 IN THE EAST HALF OF BLOCK 15 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COOK COUNTY, ILLINOIS.

PARCEL 4:

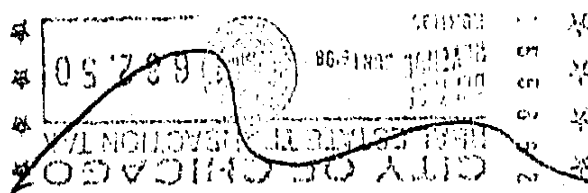
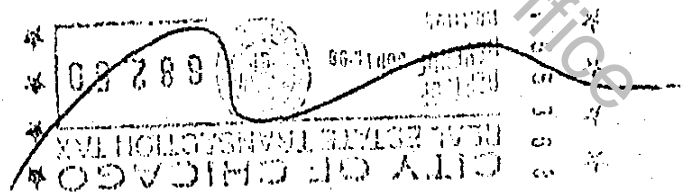
EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, MAINTENANCE AND SUPPORT AS SET FORTH IN THE CLYBOURN-WEBSTER BUILDING OPERATING AGREEMENT RECORDED AS DOCUMENT 98-572744.

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

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS.

PIN: 14-32-107-051



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Case No. 2012

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