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9749/0220 66 001 Page 1 of 4
1998-09-04 14:28:40
Cook County Recorder 77.50

TRUSTEE'S DEED

THIS INDENTURE, dated 6-29-98
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 5-28-98

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

RYAN E. BASTIANELLI
1888 CASTLE LN., C.R. ELGIN, IL 60123

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:

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2115-3 AND GU-5 IN CATON COURT CONDOMINIUM, 2111-17 W. CATON 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 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
& TRUST COMPANY OF CHICAGO
33 NORTH LASALLE ST.,
CHICAGO IL 60690

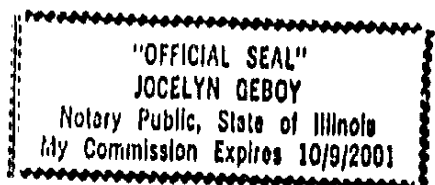
By: 
EILEEN NEARY, TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) EILEEN 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 29, 1998.


NOTARY PUBLIC



MAIL TO:

John D. Gibson?
188 W. Randolph St., 4th fl.
Chicago, IL 60601

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★ ★ ★ ★ ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 PERMIT NO. 12345
 798.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 06.00

DEAL COUNTY
 REAL ESTATE TRANSACTION TAX
 23.00

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UNOFFICIAL COPY**LEGAL DESCRIPTION** - see attached **98795409**

Unit 2115-3 and GU-9 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 9856677.

SUBJECT TO (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Municipal Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) encroachments & right of way affecting the land; (h) leases and licenses affecting the Common Elements or Purchaser.

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 2115-3 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.

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Unit 2115-3 and GU-5 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 Subdivision of Unsubdivided Lands in the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North,

Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 in the Office of the Cook County Recorder of Deeds as document number 98458677, together with their undivided percentage interest in the common elements.

Cook County Clerk's Office

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