

Handwritten marks and scribbles on the left margin.

The above space for recorder's use only

THIS INDENTURE, made this 28TH day of AUGUST, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and 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 the 14TH day of FEBRUARY, 1996, and known as Trust Number 10-2008, party of the first part, and DAVID CANNON & ELIZABETH LEONARD, AS JOINT TENANTS

227 W. MONROE, SUITE 3590 of CHICAGO, ILLINOIS parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE.

Permanent Real Estate Index No. 17-09-236-017

together with the tenements and appurtenances thereto 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, SUBJECT, HOWEVER, to: the liens of all trusts deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS  
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

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Perer 798084606 7741160 f1

COUNTY OF COOK  
STATE OF ILLINOIS

SS. I, Chris Koritko a Notary Public in and  
for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

Robert G. Hershenhorn

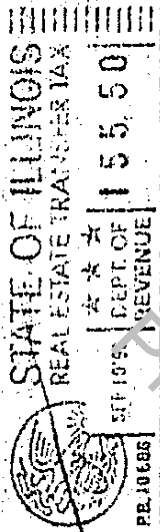
Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF  
ILLINOIS, a banking corporation, and CARL R. RATH

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

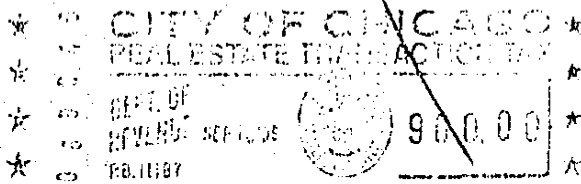
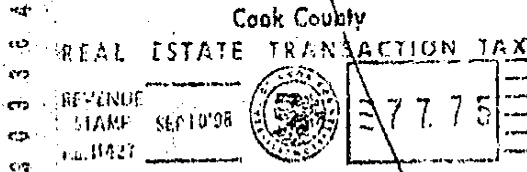
Given under my hand and Notarial Seal

this 28th day of August 1998

Chris Koritko  
Notary Public



10122  
910 00100  
2000



300 WEST GRAND AVENUE UNIT 304  
CHICAGO, ILLINOIS 60610

For information only insert street address of above described property.

THIS INSTRUMENT PREPARED BY:

FIRST BANK AND TRUST OF ILLINOIS

300 East Northwest Highway  
Palatine, Illinois 60067

MAIL TO: KEVIN DILLON  
6730 W. HIGGINS  
CHGO. ILL  
60656

# UNOFFICIAL COPY

98813743

First Party of this instrument is of Illinois, not  
individually, but as trustee under Trust  
No. 10-2000  
By: [Signature]  
Attest: Carl R. Rath  
Assistant Trust Officer

## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 304 IN 300 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 98548807.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 3 LOCATED ON THE FOLLOWING DESCRIBED LAND FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY THE PARKING AGREEMENT DATED June 24, 1998, AND RECORDED AS DOCUMENT NUMBER 98548809 AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT DATED 8/28, 1998, AND RECORDED AS DOCUMENT NUMBER 98813743, SAID LAND DESCRIBED AS FOLLOWS:  
LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

(A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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