

98395294

TRUSTEE'S DEED

THIS INDENTURE, dated **JANUARY 13, 1998** 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 **DECEMBER 4, 1991** known as Trust Number **114850-00** party of the first part, and

DEPT-01 RECORDING \$25.00
T#0009 TRAN 2449 05/13/98 11:36:00
#0155 RC *-98-395294
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

ARLENE L SPAHN
224 N OAK PARK AVE, OAK PARK IL

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

Commonly Known As **1000 WEST 10TH ST, UNIT 1000-2N, BROADVIEW IL**
SEE EXHIBIT B ATTACHED
Property Index Number **SEE ATTACHED**

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.

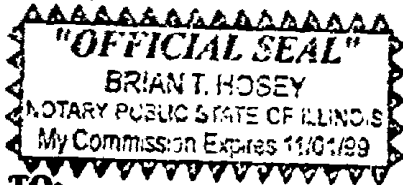
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.

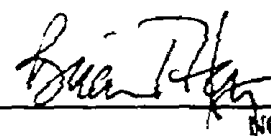
Prepared By:
American National Bank and Trust Company
of Chicago

By: 
EILEEN F. NEARY TRUST OFFICER

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) **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 **MARCH 18, 1998**.




NOTARY PUBLIC

MAIL TO:

FRANK A. MOSCARDINI, JR.
EVANS + LOEWENSTEIN, LTD.
RON. CASALE #2401
Chicago, Illinois 60621

BOX 333-CTI

98395294

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 1000-2N IN TERRACE GARDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8 (EXCEPT THAT PART OF LOT 8 LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF 18TH STREET, SAID POINT BEING 222.69 FEET EAST OF THE MOST WESTERLY CORNER OF SAID LOT 8 AS MEASURED ALONG THE NORTH LINE OF SAID LOT 8; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 95.77 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 8 IN SANS SOUCI RESUBDIVISION OF LOTS 20, 21, 22 AND 23 IN BLOCK 5 IN KOMAREK'S WEST 22ND STREET FOURTH ADDITION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE ILLINOIS CENTRAL RAILROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97459984; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS, INCLUDING INGRESS, EGRESS AND PARKING, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 4, 1966 AS DOCUMENT NO. 19700784, AND MODIFICATION, RECORDED AS DOCUMENT 97231846 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153, ALSO EASEMENTS, INCLUDING INGRESS, EGRESS, AND RECREATION USE, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 16, 1969, AS DOCUMENT NO. 20729893 AND MODIFICATION RECORDED AS DOCUMENT 97231845 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153.

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|---------------------------|---------------|---------------|---------------|
| PERMANENT TAX INDEX NOS.: | 15-22-405-013 | 15-22-405-014 | 15-22-405-015 |
| 15-22-405-016 | 15-22-405-017 | 15-22-405-018 | 15-22-405-019 |
| 15-22-405-021 | 15-22-405-022 | 15-22-405-023 | 15-22-405-024 |
| 15-22-405-027 | | | 15-22-405-025 |

ADDRESS OF REAL ESTATE: 1000 WEST 18TH STREET,
UNIT 1000-2N
BROADVIEW, ILLINOIS 60153

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.

THE TENANT OF UNIT 1000-2N HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL OR 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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EXHIBIT B

SUBJECT TO GENERAL REAL ESTATE TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS; DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 97459984 AND ALL EXHIBITS AND AMENDMENTS THERETO HERETOFORE AND HEREAFTER RECORDED; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; ENCROACHMENTS; EASEMENTS (INCLUDING FUTURE GRANT OF EASEMENT BY GRANTOR TO THE CONDOMINIUM ASSOCIATION FOR INGRESS AND EGRESS, SEWER AND WATER, DRAINAGE, DRIVEWAY, UTILITY PURPOSES, PARKING, AND ACCESS; CONDITIONS, COVENANTS, BUILDING LINES AND RESTRICTIONS OF RECORD; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; GRANT RECORDED AS DOCUMENT 19679453; DECLARATIONS OF EASEMENTS RECORDED AS DOCUMENT NOS. 19700784 AND 20729893 AND MODIFICATIONS RECORDED AS DOCUMENT NOS. 97231846 AND 97231845; INSTALLMENTS DUE AFTER CLOSING OF ASSESSMENTS HERETOFORE AND HEREAFTER ESTABLISHED AND/OR LEVIED PURSUANT TO THE DECLARATION AFORESAID ALL OF WHICH ASSESSMENTS GRANTEE ASSUMES AND AGREES TO PAY; MECHANIC'S LIEN CLAIM IN FAVOR OF WILLIAM C. MULLIS AGAINST RIVER FOREST STATE BANK, TR. NO. 1740T RECORDED AS DOCUMENT NO. 97459939 IN THE AMOUNT OF \$2,200.00.

COOK COUNTY
7 6 9 3 9
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 12 1998
DEPT. OF REVENUE
\$ 77.50
PD 10599

98395294

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 12 98
PA. 11424
\$ 38.75

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11-11-11