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7024/0096 03 001 Page 1 of 1999-08-13 11:34:18

Cook County Recorder

29.00

Executor's Deed



TH'S DEED, made this day of August, 1999, between The First National Bank of Chicago, as Executor of the Estate of Livia E. Groth, Deceased, hereinafter referred to as Grantor, and Fay Nadzikewycz and Lee Nadzikewycz, husband and wife, 1212 N. Lake Shore Drive, Unit 15C-N Chicago, Illinois, hereinafter referred to as Grantees:

* LEONARDA

WHEREAS, Granor was duly appointed Executor of the Estate of Livia E. Groth, Deceased, by the Circuit Court of Cook County, Illinois, on the 16th day of March, 1999, in Cause Number 99 P 002344 and has duly qualified as such Executor, and said Letters of Office

NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the Power of Sale possessed by said Executor under the laws of the state of Illinois, and in consideration of the sum of Ten and NO/100 DOLLARS (\$10.00) in hind paid by Grantees, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Paul Nadzikewycz and Lee Nadzikewycz, husband and wife, in JOINT TENANCY not in TENANCY IN COMMON all of the following described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Subject to: Covenants, conditions, and restrictions of record; public and utility case nents; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

Permanent Index Number (PIN):

17-03-114-003-1141

Address(es) of Real Estate: 1212 North Lake Shore Drive, Unit 28 C-N, Chicago, Illinois

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Livia E. Groth, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantees, in JOINT TENANCY not in tenancy in common.

VPCHI01/#493397.1

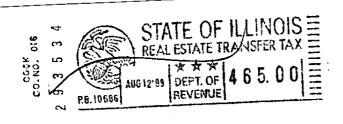
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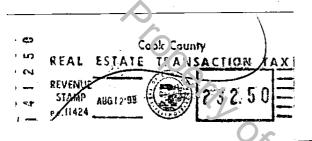
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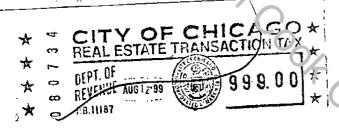
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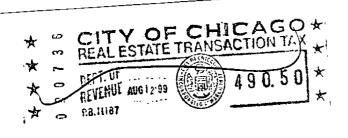
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DEPT. OF REVENUE P.B.11187

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IN WITNESS WHEREOF, Grantor, as Executor aforesaid, has hereunto set his hand and seal the day and year first above written.

Dated this Jan day of August, 1999

THE FIRST NATIONAL BANK OF CHICAGO, Executor of the Estate of Livia E. Groth, Deceased

BY: SEAL)
HOWARD PREIS

Its: ASST. VICE President ATTEST: 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 HOWARD M. PRESS and DEIRLES J. McDowove spersonally known to me to be the Asst. Vice President and Asst. Vice Trees respectively, of The First National Bank of Chicago, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the same instrument as ______ President ind of The First National Bank of Chicago and caused the corporate seal to be affixed thereto as their free and voluntary act and the free and voluntary act and deed of The First National Bank of Chicago, for the uses and purposes therein set forth. Given under my hand and official seal, this 2ND day of August, 1999. Commission expires Oct. 20 \$2000 OFFICIAL SEAL **BONNIE J WAYNE** NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. OCT. 20,2000

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This instrument was prepared by: Charles H. Wiggins, Jr., Esq., Vedder, Price, Kaufman & Kammholz, 222 N. LaSalle Street, Suite 2500, Chicago, Illinois 60601

After Recording Mail To:

Alan Levin, Esq.

Fortgas de l'acces 134 N. LaSalle Suite 720 Chicago, Illinois 60602 Send Subsequent Tax Bills To:

Paul Nadzikewycz and Lee Nadzikewycz 1212 N. Lake Shore Drive Unit 28C-N TODORNO OF COOK COUNTY CLORES OFFICE Chicago, Illinois 60602

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EXHIBIT "A" - LEGAL DESCRIPTION

UNIT NO. 28C-N AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL')

BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET WEST 1/8TH INCHES, THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 ½ INCHES TO THE EAST LINE OF STONE STREET (66 FEET WIDE); THENCE ALONG THE EAST LINE OF STONE STREET, NORTH 192 FEET 1 3/4 INCHES, TO THE SOUTH LINE OF SCOTT STREET AFORESAID; AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1 3/4 INCHES TO THE POINT OF BEGINNING BEING ALL OF LOTS 1 AND 2 IN LAWRENCE AND SYMONDS' SUBDIVISION OF THE LOTS 1 AND 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO 1HE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE 32 FEET OF LOT 5 ALL IN BLOCK S IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORES AID AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING FAST OF THE EAST LINES OF SAID LOTS AND ORIGINALLY ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, IN SECTION 3, TOWN SHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 36853 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20892901 AND AMENDED BY DOCUMENT 20946638 RECORDED SEPTEMBER 2, 1969 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.