

# UNOFFICIAL COPY

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1999-08-13 11:34:18  
Cook County Recorder 29.00



99774580

## Executor's Deed

THIS DEED, made this 2nd 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 Paul Nadzikewycz and ~~Lee~~ Nadzikewycz, husband and wife, 1212 N. Lake Shore Drive, Unit 15C-N, Chicago, Illinois, hereinafter referred to as Grantees:

\* LEONARDA

WHEREAS, Grantor 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 are now in full force and effect.

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)~~ <sup>Four Hundred Sixty Five Thousand and 00/100 (\$465,000.00)</sup> in hand 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 easements; 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.

BOX 333-CTI

CTIC 99051355 17823050 F1 108 of 2 former No Abstract

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COOK CO. NO. 016  
293534  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 12 '99 DEPT. OF REVENUE  
P.B. 10686 465.00

141250  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP AUG 12 '99  
P.B. 11424 252.50

★ ★ ★ ★  
080734  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE AUG 12 '99  
P.B. 11187 999.00

★ ★ ★ ★  
080733  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE AUG 12 '99  
P.B. 11187 999.00

★ ★ ★ ★  
080736  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE AUG 12 '99  
P.B. 11187 490.50

★ ★ ★ ★  
080735  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE AUG 12 '99  
P.B. 11187 999.00

Property of Cook County Clerk's Office



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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.  
~~Forgeron & Associates~~  
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  
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 1/2 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 THE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE 32 FEET OF LOT 5 ALL IN BLOCK 8 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING EAST OF THE EAST LINES OF SAID LOTS AND ORIGINALLY ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, IN SECTION 3, TOWNSHIP 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.