

99174850

9786/0215 30 001 Page 1 of 1999-02-22, 14:21:20 Cook County Recorder. .

The above space for recorder's use only

THIS INDENTURE, made this 30TH day of JULY , 19 98, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized 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 , 19 96, and known as Trust Number 10-2008, party of the first part, and DOUGLAS S. KERSHNER, SINGLE part,
10% NODTH VENTLUODEN
WITNESSETH, that said party of the businart in consideration of the sum of TEN DOLLARS AND
NO/100 ———————————————————————————————————
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 County, Illinois, to wit:
Y ,
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE
Permanent Real Estate Index No. <u>17-09-236-017</u> together with the tenements and appurtenances thereto belonging.
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. ben afit 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 aforegated arted not personally
By: Assistant Trust Officer
ASSISTANT TRUST OFFICE

BOX 333-CTI

This space for affixing Riders and Revenue Stamps

Heart Form No. 10872

2742816

-68556086

COUNTY OF COOK SS. STATE OF ILLINOIS hrus Koutko a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and 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, and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking 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. Civer under my hand and Notarial Seal this STATE OF/IL COCK " REAL ESTATE/TRANSFER TAX Ø DEPTIOF REVENUE 0 OFFICIAL SEAL CHRIS KORITKO Cook Coun NOTARY PUBLIC, STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX MY COMMISSION FYPIRES: 12/16/00 mm m mm STAMP FEBI6'93 デY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF C * REVENUE FEB 1 99 999.00 ALLAN P. ROSEN HO N. Wells St., FifthFL. Chrugo, EL 60606 300 WEST GRAND AVENUE, UNIT 408 & P-20 THIS INSTRUMENT PREPARED BY: CHICAGO, ILLINOIS 60610 FIRST BANK AND TRUST COMPANY OF ILLINOIS For information only insert street address of above described property. 300 East Northwest Highway Palatine, Illinois 60067 CITY OF CHICAGO CITY OF CHICAGO * REAL ESTATE TRANSACTION TAX REAL ESTATE TRANSACTION TAX BEAEMAT LEB 1 3. 33 BEAENAE LEB 13.88 P.B. 11193

UNOFFICIAL COSPAN of Illinois, not

EXHIBIT A

individually, but s as trustee under Trust

No. 10-2008

By: Coal Math

PARCEL 1:

UNIT NUMBER __408 ____ 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__, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

99174850

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 1'D USE PARKING SPACE __20 __ 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 ___ AS AMENDED FROM TIME TO TIME, AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT DATED ____ AND RECORDED AS DOCUMENT NUMBER ____ , SAID LAND DESCRIBED AS FOLLOWS: LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEL US SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIPED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FOUTH 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.