



# UNOFFICIAL COPY

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 S. 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,  
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.

Given under my hand and Notarial Seal this 30th day of July, 1998.

Chris Koritko  
Notary Public

99174850

Property

COOK CO. NO. 016  
1 0 7 7 8 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 19'99 DEPT. OF REVENUE  
P.B. 10776 275.50

3 1 4 9 6 3

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 19'99 P.B. 11427  
137.50

OFFICIAL SEAL  
CHRIS KORITKO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/16/00

MAIL TO:  
ALLAN P. ROSEN  
40 N. Wells St., Fifth Fl.  
Chicago, IL 60606

★ 1 3 4 5 6 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
★ 1 3 4 5 ★  
DEPT. OF REVENUE FEB 19'99 P.B. 11193 999.00 ★  
★ 1 1 3 4 5 ★

300 WEST GRAND AVENUE, UNIT 408 & P-20  
CHICAGO, ILLINOIS 60610

For information only insert street  
address of above described property.

THIS INSTRUMENT PREPARED BY:  
FIRST BANK AND TRUST COMPANY OF ILLINOIS  
300 East Northwest Highway  
Palatine, Illinois 60067

★ 1 3 4 6 8 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
★ 1 3 4 6 ★  
DEPT. OF REVENUE FEB 19'99 P.B. 11193 64.50 ★  
★ 1 1 3 4 6 ★

★ 1 3 4 5 7 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
★ 1 3 4 5 ★  
DEPT. OF REVENUE FEB 19'99 P.B. 11193 999.00 ★  
★ 1 1 3 4 5 ★

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First Bank and Trust Company of Illinois, not  
individually, but as trustee under Trust

EXHIBIT A

No. 10-2008  
By: Coal  
HSST Trust Officer

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.

**99174850**

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 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 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.