

UNOFFICIAL COPY 00554260

T R U S T E E ' S D E E D

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2000-07-24 11:07:44
Cook County Recorder 25.50

MAIL RECORDED DEED TO:
KOLPAK & LERNER

6767 N. Milwaukee, Rm202
Niles, IL 60714



**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**



PREPARED BY:

**FOUNDER'S BANK
TRUST DEPARTMENT
11850 S. HARLEM
PALOS HEIGHTS, IL 60463**

NOTE: This space is for Recorder's Use Only

THIS INDENTURE, made this 30TH day of JUNE, 2000, between FOUNDER'S BANK (f/k/a WORTH BANK & TRUST), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDER'S BANK (f/k/a WORTH BANK AND TRUST) in pursuance of a trust agreement dated the 01ST day of JUNE, 1998, and known as Trust Number 5396, party of the first part, and WALTER ZADLO OF 1752 N. HONORE, CHICAGO IL 60622 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, ILLINOIS, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE PART OF
PIN(S): 17-17-105-008-0000 & 17-17-105-009-0000 & 17-17-105-010-0000
COMMONLY KNOWN AS: 1225 W. MADISON, UNIT F, CHICAGO IL 60607

SUBJECT TO:

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

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PARCEL 1:

THAT PART OF LOT 3 AND THE WEST 45.00 FEET OF LOT 2 (TAKEN AS A TRACT) IN ASSESSOR'S SUBDIVISION OF BLOCK 3, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3; THENCE EAST ALONG THE NORTH LINE OF LOT 3, 3.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST MENTIONED COURSE 18.30 FEET; THENCE SOUTH ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTH AND SOUTH EXTENSIONS THEREOF, 55.80 FEET; THENCE WEST ALONG A LINE BEING 4.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH FACE OF A THREE STORY BRICK BUILDING AND ITS WESTERLY EXTENSION THEREOF 18.30 FEET; THENCE NORTH ALONG A LINE BEING 3.30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF AFOREMENTIONED LOT 3, 55.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREAS AS SET FORTH IN DECLARATION FOR MADISON STREET TOWNHOUSE ASSOCIATION RECORDED OCTOBER 12, 1999 AS DOCUMENT 99-959213, AS AMENDED.

STATE TAX

STATE OF ILLINOIS

JUL. 27.00

COOK COUNTY

0000001373

REAL ESTATE TRANSFER TAX
00330.00
FP351009

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

JUL. 24.00

REVENUE STAMP

0000001343

REAL ESTATE TRANSFER TAX
00165.00
FP351021

Property of Cook County Clerk's Office