

UNOFFICIAL COPY

00608105

32-2/0255 45 001 Page 1 of 3
2000-08-09 14:32:16
Cook County Recorder 25.00



00608105

MAIL RECORDED DEED TO:

Robert P. Kyprios
1910 S. Highland Suite 202
Columbia, IL 60148

OR: Recorder's Office Box
Number

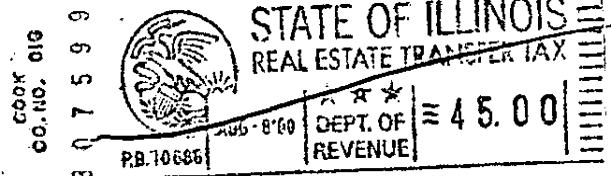
Send Subsequent Tax Bills To:

(The Above Space for Recorder's Use Only)

THIS INDENTURE, made this 21st day of July, 2000, between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, as Trustee under the provisions of a deed (s) in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 18th day of February, 1997 and known as Trust No. 1-2517 party of the first part,

Dean Mcester
1002 1/2 North Blvd., #41
Oak Park, IL 60301

(Name and Address of Grantee)



party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths-----
-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

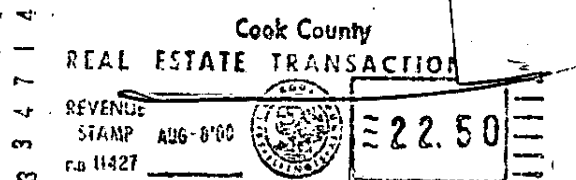
SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereto belonging.

Permanent Real Estate Index Number(s): 15-13-224-001-0000, 15-13-224-002-0000, & 15-13-224-003-0000

Address(es) of Real Estate: Unit GC & P13, 600-602 Elgin Avenue, 7210-7216 Jackson Blvd., Forest Park, IL 60130

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.



BOX 333-C77

50180900

Buyer, Seller or Representative

DATE:

REAL ESTATE TRANSFER ACT

PARAGRAPH _____, SECTION 4,

EXEMPT UNDER PROVISIONS OF

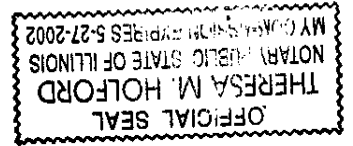
COUNTY, ILLINOIS TRANSFER STAMPS

BRIDGEVIEW BANK AND TRUST
7940 South Harlem Avenue
Bridgeview, Illinois 60455

Barbara A. Hasler

This instrument was prepared by:

Notary Public



Given under my hand and notarial seal this 21st of July, 2000.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer and Officer of Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

STATE OF ILLINOIS
SS
COUNTY OF COOK

BRIDGEVIEW BANK AND TRUST
As Trustee as aforesaid
By: *Barbara A. Hasler*
Attest: *Theresa M. Holford*
Trust Officer
Officer

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Officer, the day and year first above written.

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EXHIBIT A

00608105

LEGAL DESCRIPTION

UNITS GC & P-13 IN THE ELGIN/JACKSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 37, 38 AND 39 IN HENRY G. FOREMAN'S SECOND ADDITION TO THE VILLAGE OF FOREST PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE RAILROAD, EXCEPT THE WEST 364.10 FEET THEREOF;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09039871 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PINS: 15-13-224-001-0000; 15-13-224-002-0000; 15-13-224-003-0000

Common Address: Units GC & P-13, 600-602 Elgin Avenue, 7210-7216 Jackson Blvd, Forest Park, Illinois 60130

"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.