

TRUSTEE'S DEED (INDIVIDUAL)  
THIS INSTRUMENT WAS PREPARED BY  
LORRAINE PERRY  
BANCO POPULAR NORTH AMERICA  
8383 WEST BELMONT AVE., RIVER GROVE, IL

5847/0126 25 001 Page 1 of 4  
2000-09-07 11:36:17  
Cook County Recorder 27.50



00692049

THIS INDENTURE, made this 21<sup>ST</sup> day of AUGUST 2000 between BANCO POPULAR NORTH AMERICA, AS SUCCESSOR TRUSTEE TO PIONEER BANK AND TRUST, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, and duly authorized to accept 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

The above space for recorders use only

delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 28<sup>TH</sup> day of JANUARY, 1996 and known as Trust Number 26610, party of the first part, and LINDA M. SZARKOWSKI, 1941 W. EVERGREEN #2R, CHICAGO, ILLINOIS 60622 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE PART HEREOF

Common Address: 2735 W. ARMITAGE AVENUE UNIT 306/PARKING SPACE 17 CHICAGO, ILLINOIS 60647

PIN: 13-36-400-006/13-36-228-027/13-36-228-028

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.

SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) THE ACT; (3) THE CONDOMINIUM DECLARATION; (4) COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES OF RECORD; (5) EASEMENTS EXISTING OR OF RECORD; (6) ACTS DONE OR SUFFERED BY GRANTEE; AND (7) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT YET DUE.

GIT 4265939 1/3 mJ

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUN-1'00  
PB.11191 613.12

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUN-1'00  
PB.11191 613.12

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN-1'00  
P.A. 11421 81.75

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE JUN-1'00  
PB.10678 163.50

# UNOFFICIAL COPY

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. 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.

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 one of its Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.

**BANCO POPULAR NORTH AMERICA,**  
as Trustee, as aforesaid, and not personally,

By \_\_\_\_\_  
VICE PRESIDENT/TRUST OFFICER

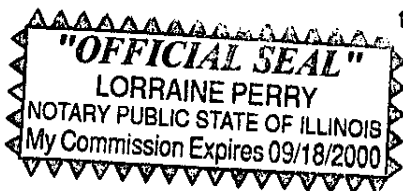
Attest \_\_\_\_\_  
ASSISTANT SECRETARY

Property of COOK COUNTY RECORDER'S OFFICE

STATE OF ILLINOIS,  
COUNTY OF COOK }

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President /Trust Officer and Assistant Secretary of the BANCO POPULAR NORTH AMERICA, BANCO POPULAR NORTH AMERICA. An Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Corporation caused the corporate seal of said Illinois Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal,

Date AUGUST 21, 2000

Notary Public

*Lorraine Perry*

DELIVER

NAME LINDA M. SZARKOWSKI  
STREET 2735 W. Armitage Unit 306 OR  
CITY Chicago, IL 60647

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2735 W. Armitage Ave., #306

Chicago, IL 60647

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

# UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Banco Popular North America, an Illinois Corporation, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Banco Popular North America, an Illinois Corporation, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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## LEGAL DESCRIPTION

006320 :9

Unit 306 and 17, together with their undivided percentage interest in the Common Elements in Artist Village Lofts Condominium, as delineated and defined in the Declaration recorded as Document No. 00670540, in the West ½ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

CKA: 2735 West Armitage Avenue, Unit 306 and 17, Chicago, Illinois 60647

PIN: 13-36-400-006 and 13-36-228-027 and 13-36-228-028 (affects underlying land)

There was no prior tenant in the unit and there was no tenant having an option to purchase the unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

**SEND TAX BILLS TO:**

**LINDA M. SZARKOWSKI  
2735 West Armitage Avenue, #306  
Chicago, IL 60647**