

UNOFFICIAL COPY 00840648

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2000-10-26 09:40:29
Cook County Recorder 25.50

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



4266731(1/2)
THIS INDENTURE, made this 14TH day of
SEPTEMBER 2000 between **BANCO**
POPULAR NORTH AMERICA, FKA
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 28TH day of **JANUARY, 1998**, and known as Trust Number 26610 party of the first part, and **JAY, KUCHENBECKER, 703 FAIRVIEW, ELMHURST, ILLINOIS 60126** 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 A PART HEREOF.

Common Address: **2735 W. ARMITAGE AVENUE UNIT 19 & 32 CHICAGO, ILLINOIS 60647**

PIN:13-36-400-006 AND 13-36-228-027 AND 13-36-228-028 (AFFECTS UNDERLYING LAND)

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

★ 047782
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN-1'00 ★
★ RB.11191 ★
★ 693.75 ★

★ 047783
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN-1'00 ★
★ RB.11191 ★
★ 693.75 ★

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN-1'00
11421
92.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-1'00 DEPT. OF REVENUE
185.00

00810648

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 [Signature]
VICE PRESIDENT/TRUST OFFICER

Attest [Signature]
ASSISTANT SECRETARY

Property of [Faint watermark text]

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 SEPTEMBER 14, 2000

Notary Public

Lorraine Perry

DELIVERY

NAME **NED C. KHAN, ESQ.**
STREET 31 W. Downer Place
2323 Brookwood Ct. OR
Suite 306
CITY **Aurora, IL 60504** 60506

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

2735 W. Armitage Ave., #109

Chicago, IL 60647

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER _____

LEGAL DESCRIPTION

Unit 109 and 32, 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 109 and 32, 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.