

TRUSTEE'S DEED



2029557E | Mercury | ^{CAK} ~~Schwartz~~ | (D)

THIS INDENTURE, made this 31st day of October, 2000, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 18th day of November, 1998, and known as Trust No. 98-1976, party of the first part, and JOHN DRISCOLL, of 3734 N. Sheffield, Chicago, IL 60613, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, JOHN DRISCOLL, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 14-20-110-023 and 14-20-110-036

Commonly known as 3838-44 N. Clark Street, Unit 1S and P-6, Chicago, IL 60613

Subject to general real estate taxes for 2000 and subsequent years.
Subject to covenants, conditions, restrictions, easements of record, if any.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

City of Chicago

Dept. of Revenue

240697

12/01/2000 10:56 Batch 14348 9



Real Estate

Transfer Stamp

\$2,625.00

37

UNOFFICIAL COPY

00941976

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 Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By Joan Micka
Attest William O. Kerth

STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

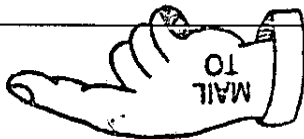
Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and William O. Kerth of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL
ANGELA M RUTLEDGE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 29, 2001

Given under my hand and Notarial Seal, this 31st day of October, 2000.

Angela M Rutledge
Notary Public



D Name
E Street
L Street
I City
V City
E Or:
R Or:
Y Recorder's Office Box Number

MARSHALL RICHTER
ATTORNEY AT LAW
5225 OLD ORCHARD RD. #29
SKOKIE, IL 60077-1027

For Information Only
Insert Street and Address of Above
Described Property Here

3838-44 N. Clark St., Unit 1S
Chicago, IL 60613

FP326670
0017500
REAL ESTATE TRANSFER TAX

0000042109

REVENUE STAMP
COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC.-1.00

FP326660
0035000
REAL ESTATE TRANSFER TAX

00000271296

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX
STATE OF ILLINOIS
DEC.-1.00

UNOFFICIAL COPY
LEGAL DESCRIPTION RIDER FOR DEED 00941976

UNITS 3844-1S AND P-6 IN THE 3838-44 N. CLARK STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOTS 39, 40, 41 AND 42 IN THE SUBDIVISION OF BLOCK 2 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 38 IN SAID SUBDIVISION (EXCEPT THAT PART OF SAID LOT 38 FALLING IN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 36 IN SAID SUBDIVISION OF BLOCK 2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 36, 37 AND 38 IN SAID SUBDIVISION OF BLOCK 2, 69.60 FEET TO A POINT THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 36, 43.86 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOTS 36, 37.29 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 36, 37.29 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOTS 23.04 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 36, 19.90 FEET TO A POINT THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOTS 49.96 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 36, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 36, 61.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT AT THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00104877, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION.

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; 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

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing which are not violated by the Purchased Unit or the other improvements on the Property; (b) applicable zoning, building laws and ordinances which are not violated by the Purchased Unit or the other improvements on the Property; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago which are not violated by the Purchased Unit or the other improvements on the Property; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record which are not violated by the Purchased Unit or the other improvements on the Property; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements of record and which do not underlie the improvements on the Property; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-110-023-0000, 14-20-110-036-0000

Commonly Known As: 3838-3844 N. CLARK ST., UNITS 3844-1S AND P-6, CHICAGO, IL 60613