

TRUSTEE'S DEED



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THIS INDENTURE, made this 23rd day of January, 2001, 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 24th day of June, 1993, and known as Trust No. 93-1298, party of the first part and DAVID MORALES and GINA MORALES, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, of 547 South Clark Street, #502, Chicago, Illinois, 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, DAVID MORALES and GINA MORALES, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate, situated in Cook County, Illinois:

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SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

~~... Unit ... with ... elements to ...  
... 1735 West Roscoe, Unit 3W, Chicago, Illinois ...  
... North, East ...  
... 12 ...  
... as ...~~

P.I.N. 14-19-422-009 and 14-19-422-010

Commonly known as 1735 West Roscoe, Unit 3W, Chicago, Illinois

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:

~~... all unpaid general taxes ... affecting~~

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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; ~~...~~ easements of record, if any; ~~...~~

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  
Attest

*Joan Micka*  
*[Signature]*

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 Susan L. Jutzi 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.

Given under my hand and Notarial Seal, this 23rd day of January 2001.

OFFICIAL SEAL  
MARTHA A CZARNIK-THOMPSON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. MAY 17, 2003

*[Signature]*  
Notary Public

D Name *Matthew Wood, Esq*  
E *Hupert Richards + Wood*  
L Street *One E. Wacker Dr. #1300*  
I City *Chicago IL 60601*  
V  
E  
R Or:  
Y Recorder's Office Box Number

For Information Only  
Insert Street and Address of Above  
Described Property Here  
  
1735 W. Roscoe, Unit 3W  
Chicago, IL 60657

# UNOFFICIAL COPY

EXHIBIT "A"  
PARCEL 1: UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1733-1735 WEST ROSCOE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0001017698, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3W, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-3W, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THE DEED TO THE SUBJECT UNIT MUST CONTAIN A STATEMENT RECITING THAT THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER. IN WHICH CASE THIS SHOULD BE DISCLOSED.

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: 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 RECITING AND STIPULATED AT LENGTH HEREIN.

★ 049227 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JAN-2'01 ★  
★ RB.11191 ★  
★ 806.25 ★

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Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-2'01  
pa.11421  
215.00

★ 049228 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JAN-2'01 ★  
★ RB.11191 ★  
★ 806.25 ★

130754  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN-2'01  
DEPT. OF REVENUE  
430.00  
RB.10678

★ 049228 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JAN-2'01 ★  
★ RB.11191 ★  
★ 806.25 ★

★ 049225 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JAN-2'01 ★  
★ RB.11191 ★  
★ 806.25 ★

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