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2001-03-01 11:28:06

Cook County Recorder 27.00

20308/mrc

PRAIRIE BANK AND TRUST COMPANY

TRUSTEE'S DEED



The above space is for the recorder's use only

THIS INDENTURE, made this 13TH day of FEBRUARY, 2001, between PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation, 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 delivered to said Bank in pursuance of a certain trust agreement dated the 19TH day of AUGUST, 1998, and known as Trust Number 98-076, party of the first part, and BARBARA ORTEGA, A SINGLE PERSON

parties of the second part.

Address of Grantee(s): 1606 S. HOME STREET, BERWYN, IL

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, the following described real estate, situated in

COOK County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MARE PART HEREOF.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS TO ITSELF AND IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHT AND EASEMENTS SET FORTH IN THE DECLARATIONS; PROVISIONS OF THE ACT; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER) COMITS TO INSURE BUYER AGAINST LOSS OR DAMAGED; ACTS OF BUYER; ENCROACHMENTS, IF ANY; AND COVENANTS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD; SO LONG AS THE SAME DO NOT INTERFERE WITH THE INTENDED USE OF THE PROPERTY AS RESIDENTIAL CONDOMINIUMS.

Address of Real Estate: 2406 W. FLOURNOY ST., UNIT 2, CHICAGO, IL 60635-60612

Permanent Index Number: 16-13-403-043 TO 044

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.

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 ASSISTANT Trust Officer and attested by its \_\_\_\_\_ Asst. Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY

as Trustee, as aforesaid,

BY: [Signature]  
ASSISTANT Trust Officer

ATTEST: [Signature]  
Asst. Trust Officer

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$1,320.00

245976

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State of Illinois  
County of Cook

} SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, THAT KAREN M. FINN ASSISTANT Trust Officer of PRAIRIE BANK AND TRUST COMPANY, and NANCY O'DOWD Asst. Trust Officer of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, ASSISTANT Trust Officer and Asst. Trust Officer, 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 Asst. Trust Officer did also then and there acknowledge that said Asst. 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 Asst. Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13TH day of FEBRUARY, 2001.

Notary Public  
CHRISTINE AMATO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9-14-2003

DELIVER TO:  
NAME  
STREET  
CITY

Box 201

This instrument was prepared by:

PRAIRIE BANK AND TRUST COMPANY  
7661 S. Harlem Avenue  
Bridgeview, IL 60455

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

Date \_\_\_\_\_ Buyer, Seller or Representative \_\_\_\_\_

PARCEL 1:

UNIT 2 IN THE 2406 WEST FLOURNOY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 27.00 FEET OF THE WEST 81.00 FEET OF LOTS 6, 7, 8, 9 AND 10 IN SPAFFORD AND FOX SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00779549 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

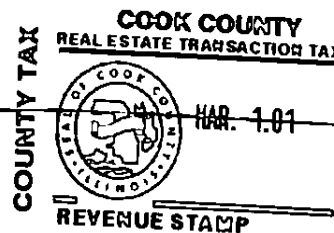
PARCEL 2:

EASEMENT FOR PASSAGE, REPASSAGE AND PARKING OF AUTOMOBILES TO AND FROM THE LAND CONVEYED AND OVER AND UPON THE NORTHERLY 47.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

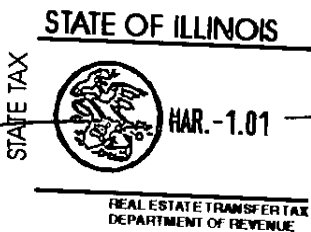
LOT 6 (EXCEPT THE NORTH 2 INCHES OF THE EAST 23 FEET THEREOF) AND ALL OF LOTS 7, 8, 9 AND 10 IN SPAFFORD AND FOX SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF PARALLEL WITH THE EAST LINE OF SAID SECTION 13 AFORESAID CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED OCTOBER 21, 1930 AS DOCUMENT 10773512), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00779549.



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REAL ESTATE TRANSFER TAX  
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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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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