

UNOFFICIAL COPY 0010205927

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2001-03-15 12:11:49  
Cook County Recorder 25.50

PRAIRIE BANK  
AND TRUST COMPANY

TRUSTEE'S DEED



2030733106-ATC ①

The above space is for the recorder's use only

THIS INDENTURE, made this 1ST 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 6TH day of  
MAY, 1999, and known as Trust Number 99-051, party of the first part, and  
CRAIG M. SIMMONS

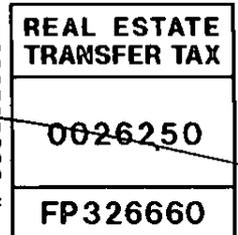
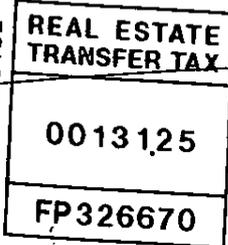
parties of the second part.

Address of Grantee(s): 5125 NORTH KENMORE, UNIT 3S, CHICAGO, 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 & MADE A PART THEREOF



SUBJECT TO: COVEANTNS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD; GENERAL  
REAL ESTATE TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS.

Address of Real Estate: 5125 NORTH KENMORE, UNIT 3S, CHICAGO, IL

Permanent Index Number: PART OF 14-08-402-002-000

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.

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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: Karen M. Finn  
ASSISTANT Trust Officer

ATTEST: Nancy O'Dowd  
Asst. Trust Officer

03/15/2001 10:26 Batch 07235 11  
246872  
City of Chicago  
Dept. of Revenue  
Real Estate Transfer Stamp  
\$1,968.75

Property of Clerk's Office

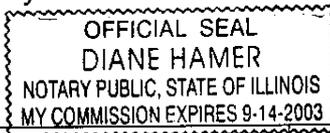
State of Illinois  
County of Cook

} 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 1ST day of FEBRUARY, 2001.

Diane Hamer  
Notary Public



NAME Michelle Fass  
STREET 1530 W. Fullerton  
CITY Chicago, IL 60614

Marcia Boudo:  
Craig Simons  
5125 N. Kenmore #35  
Chicago, IL 60640

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 \_\_\_\_\_

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## PARCEL ONE:

Unit 3S, in the 5125 N. Kenmore Residences Condominium as delineated on a survey of the following described real estate:

Lot 2 in Block 3 in Argyle Subdivision, being a subdivision of Lots 1 and 2 of Fussey and Fennimore's Subdivision of Lot 3 in Fussey and Fennimore's Subdivision of the West 1/2 of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 00720175 together with an undivided percentage interest in the common elements.

## PARCEL 2:

The exclusive right to use Parking Space No. ~~P-4~~<sup>30</sup>, a Limited Common Element as delineated on the survey attached to the aforementioned Condominium Declaration recorded as Document 00720175.

**ADDRESS: UNIT 3S, 5125 N. KENMORE, CHICAGO, ILLINOIS**

**P. I. N. 14-08-402-002-0000**

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 THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

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