

TRUSTEE'S DEED

UNOFFICIAL COPY

0010366378

Page 1 of 3
2001-05-03 11:22:32
Cook County Recorder 47.50



118911 1/2

The above space for recorder's use only

THIS INDENTURE, made this 23RD day of APRIL, 2001, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 delivered to said bank in pursuance of a certain Trust Agreement, dated the 10TH day of AUGUST, 1999, known as Trust Number 10-2325, party of the first part, and ALEXANDER B. YOUNG, et al of 1511 WEST HENDERSON STREET, UNIT 3, CHICAGO, IL 60657 parties of the second part. *A MARRIED MAN

WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:
SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. 14-31-137-027-0000, 14-31-137-028-0000, 14-31-137-030-0000, AND 14-31-137-031-0000 together with the tenements and appurtenances thereto 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.

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; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

By: [Signature] Trust Officer

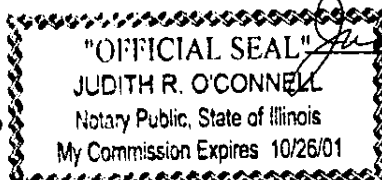
ATTEST [Signature] Asst. Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.

I, JUDITH O'CONNELL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeremy Addis, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and Carl Rath, Assistant Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and Assistant 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20TH day of APRIL, 2001.

2236 WESTARMOTAGE
CHICAGO, IL 60647
UNIT #2236-203 & P-15
For information only insert street
Address of above described property



Judith R. O'Connell
Notary Public

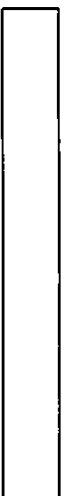
MAIL TO: AT&TF, INC.
MAIL ROOM

MAIL TO: Robert G. Guzaldo & Assoc. LTD
6650 No. Northwest Hwy, Ste 300
Chicago, IL 60631

This space for affixing Riders and revenue Stamps

3P
CE

Document Number



UNOFFICIAL COPY

LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 14-31-137-027-0000, 14-31-137-028-0000, 14-31-137-029-0000, 14-31-137-030-0000, 14-31-137-031-0000)

UNIT 2236-203 AND PARKING SPACE P-15 IN WEST ARMITAGE PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 42, 43, 44, 45, AND 46 IN BLOCK 19 IN HOLSTEIN, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2001, AS DOCUMENT NO. 0010295271, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCELS 2 THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0010295271.

GRANTOR ALSO HEREBY GRANTS, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPORTIONANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES THE RIGHT TO ITSELF, ITS SUCCESSORS AND/OR 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 SUBJECT TO (1) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AND PAYABLE; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AND CONTAINED IN THE DECLARATION AND A RESERVATION BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS, OF THE RIGHT AND EASEMENTS SET FORTH IN THE DECLARATION; (5) EASEMENTS OF RECORD; (6) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (7) THE DECLARATION, THE BY-LAWS AND ALL OTHER CONDOMINIUM DOCUMENTS AND ALL AMENDMENTS AND EXHIBITS THERETO; AND (8) ACTS DONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER PURCHASER.


UNDER CHAPTER 100.2, CONDOMINIUMS, OF THE MUNICIPAL CODE OF CHICAGO, AS AMENDED, AND THE ILLINOIS CONDOMINIUM PROPERTY ACT, AS AMENDED, CERTAIN TENANTS HAVE A RIGHT OF FIRST REFUSAL IN A CONDOMINIUM CONVERSION. THE TENANT OF THE ABOVE-DESCRIBED REAL ESTATE, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF THE FIRST REFUSAL OR HAD NO RIGHT OF FIRST WITH RESPECT TO THE REAL ESTATE. SUCH WAIVER OR FAILURE TO EXERCISE THE RIGHT OF FIRST REFUSAL EXTINGUISHED ANY LEGAL OR EQUITABLE RIGHT OR INTEREST THE TENANT MAY HAVE HAD TO THE POSSESSION OR ACQUISITION OF THE REAL ESTATE.


SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO


THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067


0010366378


UNOFFICIAL COPY

STATE OF ILLINOIS
STATE TAX
 APR. 25. 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000018902
REAL ESTATE TRANSFER TAX
0027900
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
 APR. 26. 01
REVENUE STAMP
0000018819
REAL ESTATE TRANSFER TAX
0013950
FP326665

CITY OF CHICAGO
CITY TAX
 APR. 26. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000014764
REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY OF CHICAGO
CITY TAX
 APR. 26. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000014765
REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY OF CHICAGO
CITY TAX
 APR. 26. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000014766
REAL ESTATE TRANSFER TAX
0029250
FP326650

0010886878

Clerk's Office