

TRUSTEE'S DEED

UNOFFICIAL COPY

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0157/0151 51 001 Page 1 of 3
2001-07-11 15:45:00
Cook County Recorder 25.50

mail so.
John Messerling
2656 Seminary B
Chicago, IL 60614
E# 4278167-001
1 of 3



The above space for recorder's use only

THIS INDENTURE, made this 5th day of July, 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 Piana Development, Inc. of 2656 N. Seminary, Unit B, Chicago, IL 60614 parties of the second part.

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, 14-31-137-029-0000, 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 taxes 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, Theresa K. Ensey, 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 R. 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 5th day of July, 2001.

2232 W. Armitage
2236-301 W. Armitage
2240 W. Armitage, Chicago, IL
For information only insert street address of above described property



[Signature]
Notary Public

This space for affixing Bids and recording Stamp Station & Commission Sec.
Exempt under provisions of Public Act 88-1000
Real Estate Transfer Act
Buyer: Seller or Representative
Date: 7-5-2001

Document Number



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 and 14-31-137-031-0000)

UNIT 2232, 2236-301, AND 2240 AND PARKING SPACE P-___ 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 1/2 OF THE NORTHWEST 1/4 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.

6; P-7; P-8; P-9; P-10; P-12; P-16

PARCELS 2 THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S- D, 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 APPURTENANT 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, CONDOMINUMS, 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.

COMMONLY KNOWN AS: 2232-40 W. ARMITAGE, CHICAGO 60622
SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

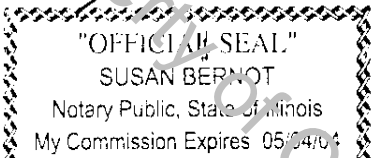
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 7-5 2001 Signature [Handwritten Signature]

Subscribed to and sworn before me this 5th day of July 2001

[Handwritten Signature] Notary Public

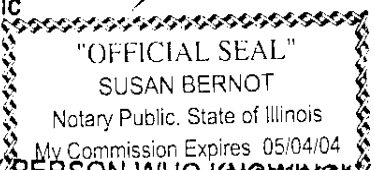


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

Dated: 7-5 2001 Signature [Handwritten Signature]

Subscribed to and sworn before me this 5th day of July 2001

[Handwritten Signature] Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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