

UNOFFICIAL COPY

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7176/0088 10 001 Page 1 of 3  
2001-08-23 10:34:39  
Cook County Recorder 25.00

TRUSTEE'S

DEED

7937574-1002  
21070705 wa



Grantor, COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute land trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain trust

Agreement dated the 10<sup>th</sup> day of February in the year 1995, and known as Trust Number 30281, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to: Kristin St. John, single and Lynn M. St. John, As Joint Tenants.

of 340 S. Kenilworth Avenue, #3, Oak Park, IL, 60302 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

SEE EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF

3 MR

Exempt under Section 4b, Real Estate Transfer Tax Act.

Ra Martens  
Representative

7/13/01  
Date

RECORD THIS DEED



Oak Park

JUL. 12. 01

REAL ESTATE TRANSFER TAX
00952.00
FP 102801

# 0000000671

PIN: 16-07-319-012

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Assistant Vice President and Trust Officer this 13<sup>th</sup> day of July in the year 2001.

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**COSMOPOLITAN BANK AND TRUST**  
as Trustee as aforesaid, and not personally

By: [Signature]  
Its: Vice President and Trust Officer

Attest: [Signature]  
Its: Asst. Vice President and Trust Officer

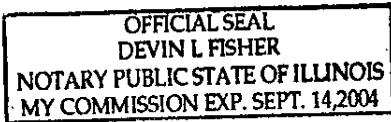


State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Gerald Wiel, Vice President and Trust Officer of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Todd W. Cordell, Asst. Vice President and Trust Officer, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Asst. Vice President and 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 Bank, as Trustee aforesaid, for the uses and purposes therein set forth; and the said Asst. Vice President and Trust Officer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

This instrument was prepared  
By: D. Fisher  
Land Trust Department  
Cosmopolitan Bank and Trust  
801 North Clark Street  
Chicago, Illinois 60610-3287

Given under my hand and notarial seal this 13<sup>th</sup> day of July in the year 2001.



[Signature]  
Notary Public

Unit 3, 338 S. Kenilworth Ave., Oak Park, IL. 60302  
Street address of described property

Mail to: Attn: Leila T. Kulo  
Madden, Jiganti, Moore & Sinars  
190 S. La Salle, #1700  
Chicago, IL 60603  
Name and Address of Taxpayer:  
Kristin St. John  
338 S. Kenilworth Ave #3  
Oak Park, IL 60302

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## LEGAL DESCRIPTION:

UNIT NUMBER 338-3 IN KINZER COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 13, 14 AND 15 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3, AND 4 IN FORCE, SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 11/20/01 AS DOCUMENT NUMBER 0010616203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## SUBJECT TO:

1. 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, aforesaid, 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.
2. 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.
3. The tenant of the unit had no right of first refusal.
4. General real estate taxes not yet due and payable; easements, covenants, conditions restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership or amendments thereto, if any; applicable zoning and building laws or ordinances; encroachments, if any; acts done or suffered by Grantee; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; Declaration of Condominium Ownership and all amendments thereto, if any; and existing leases, licenses and agreements affecting the common elements.

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