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7416/0061 18 001 Page 1 of 4  
2001-09-06 09:47:12  
Cook County Recorder 27.00

TRUSTEE'S DEED

After Recording Mail To:  
Heidi Weitmann Coleman, P.C.  
6865 N. Lincoln Avenue, Suite 101  
Lincolnwood, IL 60712



Name and Address of Taxpayer:  
SUSAN JEAN H. VERNON  
2443 W. Sunnyside, #2  
Chicago, IL 60625

THIS INDENTURE, made this 20TH DAY OF AUGUST, 2001 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated SEPTEMBER 28, 1999, and known as Trust Number 11-5590, Party of the First Part, and SUSAN JEAN H. VERNON, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: UNIT #2, 4654 N. CAMPBELL, CHICAGO, IL 60625  
PIN # 13-13-210-018-0000

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 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

\* SEE ATTACHED EXHIBIT B

BOX 333-CTI

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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.

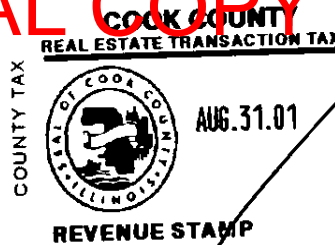
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

(A) THE TENANT, IF ANY, OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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REAL ESTATE TRANSFER TAX
0008550
FP 102802

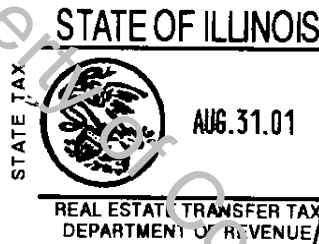
# 000014377

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 Vice President and attested by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Vice President

Attest: [Signature] Vice President



# 000014352

REAL ESTATE TRANSFER TAX
0017100
FP 102808

STATE OF ILLINOIS )  
COUNTY OF COOK )

10826471

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Vice President and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20TH DAY OF AUGUST 2001

CITY OF CHICAGO

CITY TAX



AUG. 31. 01

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000807250

REAL ESTATE TRANSFER TAX
0128250
FP 102805

[Signature]  
Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Julie Shimizu, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BANK.  
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.

Mary Beth Wheeler  
29 S. LaSalle Street - Ste. 420  
Chicago, IL 60602

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~~stated interest in common elements by Warranty Deed subject to:~~ (1) current general real estate taxes; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable zoning and building laws or ordinances; (5) acts done or suffered by BUYER; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) party walls and party wall rights; (9) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; and (10) Chapter 100.2 of the Municipal Code of Chicago (Condominium Ordinance). ~~If Buyer is husband and wife, title to the Unit Ownership shall be conveyed to said persons as joint tenants with right of survivorship, unless Buyer shall otherwise direct SELLER in writing within thirty days after acceptance hereof by Seller. If BUYER of the Unit is an Illinois Land Trust or other title holding entity, then BUYER shall so notify SELLER in writing within thirty (30) days after acceptance hereof by SELLER.~~

EXHIBIT B

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STREET ADDRESS: 4654 N CAMPBELL AVE

UNIT 2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-13-210-018-0000

## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT NUMBER 4654-2 IN THE CAMPBELL COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 1 AND 2 IN BLOCK 5 IN THE NORTH WEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH WEST ELEVATED RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010529132; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4654-2 ALL AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010529132.

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2025-01-15 10:00 AM