

UNOFFICIAL COPY

0010949661

8271/0178 45 001 Page 1 of 3
2001-10-12 14:58:50
Cook County Recorder 25.00

TRUSTEE'S DEED

After Recording Mail To:
Law Office of
Heidi Weitmanna Coleman PC
6865 N. Lincoln Avenue, Suite 101
Lincolnwood, IL 60712



0010949661

795/1579 / 24091552 510
1052
KENT NOVIT
100 N CASALLE #2200
CHICAGO IL 60602

Name and Address of Taxpayer:
PAUL TSENG
2631 W. Augusta, #1R
Chicago, IL 60622

THIS INDENTURE, made this 21ST DAY OF SEPTEMBER, 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 PAUL TSENG, 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: 2503 W. LELAND, UNIT #3, CHICAGO, ILLINOIS 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.

BOX 333-CTI

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JA

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

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

By: [Signature] Trust Officer

Attest: [Signature] Vice President

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 the above-named Trust Officer 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 21ST DAY OF SEPTEMBER, 2001

[Signature]
Notary Public

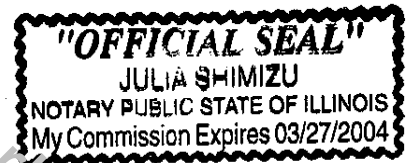
CITY OF CHICAGO



OCT. 10.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0136500
FP 102805



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

Buyer, Seller or Representative

Date

Prepared by: Brenda Helms, General Counsel and Trust Officer, 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.

STATE TAX



OCT.-9.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0018200
FP 102808

COUNTY TAX



OCT.-9.01

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009100
FP 102802

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2503-3 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 JUNE 18, 2001 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-2503-3}~~S-2503-3~~ AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010529132.

Commonly known as 2503 W. LELAND, UNIT #3, CHICAGO, IL 60625

P.I.N. # 13-13-210-018-0000

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