

TRUSTEE'S DEED

UNOFFICIAL COPY

0010963980

2001-10-17 10:05:15  
Cook County Record 49.00

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The above space for recorder's use only

THIS INDENTURE, made this 10th day of September, 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 31st day of December, 1999, known as Trust Number 10-2376, party of the first part, and Imperial Developers USA, Inc., of PO Box 211, Lake Zurich, IL 60047 parties of the second part.

Development

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 31 613-044-0000 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, 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 10th day of September, 2001.

1712 N. Woods  
Unit 1E, 1W, 3W  
Chicago, IL 60622

For information only insert street address of above described property



[Signature]  
Notary Public

BOX 333-CTI

This space for affixing Riders and revenue Stamps

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5A

Document Number



# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 14-31-419-044-0000 )

SEE LEGAL DESCRIPTION ATTACHED HERETO

EXHIBIT "A"

Exempt under provisions of Paragraph e,  
Section 4, Real Estate Transfer Tax Act.

9/19/01  
Date Buyer, Seller or Representative

10963980

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

10-11-01

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## LEGAL DESCRIPTION

### Exhibit "A"

UNIT NUMBERS 1E, 1W AND 3W IN NORTHWOOD DAWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 92 AND 93 IN SMITHS SUBDIVISION OF BLOCK 34 IN SHEFFIELDS ADDITIONS TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010688142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IS THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME.

SUBJECT TO:

THERE WAS NO TENANT PRIOR TO THIS CONVERSION.

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.

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MAIL TO  
+ TAXES:  
Imperial Developers  
P.O. BOX 211  
LAKE ZURICH, IL. 60047

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# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms, that, to the best of his knowledge, the name of the Grantee on the deed or assignment of beneficial interest in a land trust Current Resident is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquired 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 do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9-10, 2001 Signature: Jackie Palko, agent

Subscribed and sworn to before me by  
the said Jackie Palko  
this 10th day of October, 2001.

Barbara A. Haroian  
Notary Public



The Grantee or his agent affirms and verifies that the names 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 acquired 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 do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9-10, 2001 Signature: Jackie Palko, agent

Subscribed and sworn to before me by  
the said Jackie Palko  
this 5th day of October, 2001.

Barbara A. Haroian  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor or 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 Act.)

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