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(FM N) - ("CHI")

Debtor: Ryan E. Bastianelli  
Juris: Recorder of Deeds, Cook County, IL

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of  
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**QUIT CLAIM DEED**

THIS INDENTURE, as of the 6<sup>th</sup> day of November, 2001, by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally or individually, but solely as Trustee of a certain Trust Agreement dated May 28, 1997 and known as Trust Number 122983-03 (hereinafter called "Grantor").

WITNESSETH: THAT for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Grantor does hereby convey and quitclaim to Ryan E. Bastianelli of 1888 Castle Lane, C.R. Elgin, IL 60123 (hereinafter called the "Grantee"), the following described real estate situate in the County of Cook, State of Illinois, to-wit:

**LEGAL DESCRIPTION**

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: Unit 2115-3 & GU-5 in Caton Court Condo.,  
2111-17 W. Caton Street  
Chicago, IL 60647

Property Index Number: 14-31-330-010

together with the tenements and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which Grantor now has in and to said premises.

UNOFFICIAL COPY

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THE DOCUMENT created and existing under and by virtue of the terms and conditions of said Trust is in full force and effect as of the date hereof, and this deed is executed pursuant to and in the exercise of the power and authority therein granted to and vested in Grantor.

IN WITNESS WHEREOF, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally or individually, but solely as Trustee of a certain Trust Agreement dated May 28, 1997 and known as Trust Number 122983-03, has caused these presents to be executed by its Officer and its corporate seal to be hereunto affixed and attested by its Officer, the day and the year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally or individually, but solely as Trustee of a certain Trust Agreement dated May 28, 1997 and known as Trust Number 122983-03

ATTEST:

By:

Chris Holly  
Officer

By:

Sally  
Officer

Exempt under provisions of paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.  
Dated this 6th day of November, 2001.

Karen M. Buhmann  
Signature of Agent

THIS INSTRUMENT PREPARED BY:  
AND AFTER RECORDING RETURN TO:

Christopher C. Holly  
1 Bank One Plaza  
Mail Suite IL1-0120  
Chicago, IL 60670

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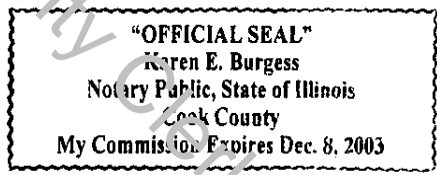
STATE OF ILLINOIS        )  
                                      ) SS.  
COUNTY OF COOK        )

I, Karen E. Burgess, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven M. Wagner, Officer of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO and Christopher C. Holly, Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and that the said Officer then and there acknowledged that he did affix the corporate seal of said Bank to the said instrument as his free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6<sup>th</sup> day of November, 2001.

Karen E. Burgess  
Notary Public

My Commission expires:  
12/8/03



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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**UNOFFICIAL COPY**  
LEGAL DESCRIPTION

Unit 2115-B and 605 in Caton Court Condominium, as delineated on the plat of survey of the following-described parcel of real estate:

THE EAST 1/2 OF LOT 35, ALL OF LOTS 36, 37 AND 38 AND ALL OF THAT PART OF LOTS 39, 40, 41 AND 42 LYING SOUTH OF THE METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY'S RIGHT OF WAY HERETOFORE CONVEYED IN MASON'S SUBDIVISION OF LOT 2 AND THAT PART OF LOT 3 (EXCEPT THE SOUTH 33 FEET THEREOF) LYING EAST OF THE CENTER LINE OF LEAVITT STREET IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

together with its corresponding percentage interest in the common elements, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 122983-03, and recorded June 2, 1998 as document number 9858677.

NOTE: 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.

NOTE: 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 HEREBY.

NOTE: THE TENANT OF UNIT 2117 1-N HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR (B) THE TENANT OF THE UNIT HAS NO RIGHT OF FIRST REFUSAL.



GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 5, 2001

Signature: Karen M. Bulmann  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 5th day of November, 2001  
Notary Public Charlene A. Nimrodi

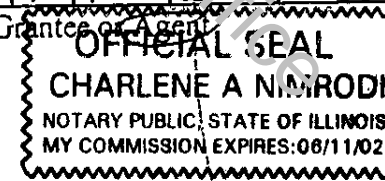


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 5, 2001

Signature: Karen M. Bulmann  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 5th day of November, 2001  
Notary Public Charlene A. Nimrodi



NOTE: Any person who knowingly submits a false statement concerning the identity 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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