

UNOFFICIAL COPY

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2002-02-14 12:07:52

Cook County Recorder

23.00

TRUSTEE'S DEED



0020183317

Mail To:

Name and Address of Taxpayer:
STUDIO PROPERTIES, LLC
2443 N. Clybourn
Chicago, IL 60614

THIS INDENTURE, made this 23RD DAY OF JANUARY, 2002 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 JUNE 17, 1996, and known as Trust Number 11-5225, Party of the First Part, and STUDIO PROPERTIES, LLC, 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:

LOTS 43 AND 44 IN BLOCK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILWAY AND THE PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS.

Property Address: 2443 N. CLYBOURN, CHICAGO, IL 60614
PIN # 14-30-409-066

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-CTT

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.

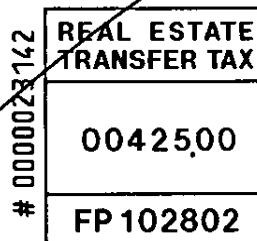
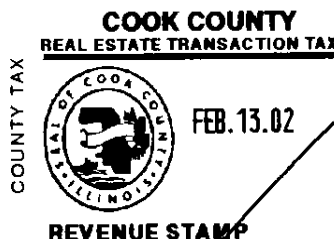
ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: BP Helms Trust Officer

Attest: John C. Sa Vice President

STATE OF ILLINOIS

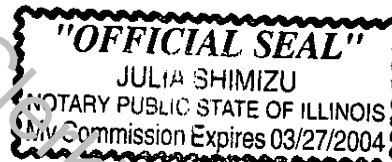
COUNTY OF COOK) ss.



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 23RD DAY OF JANUARY, 2002

Julie Shimizu
Notary Public



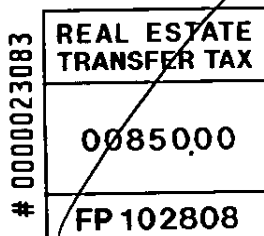
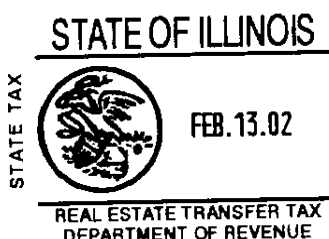
Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Julie Shimizu, Administrative Assistant, 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.**



City of Chicago
Dept. of Revenue
270745



Real Estate
Transfer Stamp
\$6,375.00

02/07/2002 16:22 Batch 14364 57