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2002-02-26 10:46:52  
Cook County Recorder 25.00

TRUSTEE'S DEED

MAIL RECORDED DEED TO:

DOM MANCINI

133 FULLER RD

HINSDALE, ILL 60521



0020223382

PREPARED BY:  
FOUNDERS BANK (F/K/A  
WORTH BANK AND TRUST)  
TRUST DEPARTMENT  
11850 S. HARIEN  
PALOS HEIGHTS, IL 60463

NOTE: This space is for Recorder's Use Only

THIS INDENTURE, made this 19TH day of FEBRUARY, 2002, between FOUNDERS BANK (F/K/A WORTH BANK AND TRUST), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK (F/K/A WORTH BANK AND TRUST) in pursuance of a trust agreement dated the 24TH day of APRIL, 2001, and known as Trust Number 5894, party of the first part, and JAMES W. HULBERT AND JANE M. HULBERT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS tenants in common AND NOT AS TENANTS BY THE ENIRETY OF 414 CHICAGO AVE., CLAREDON HILLS IL 60514 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE PART OF.

PIN: 17-17-429-044-0000

C/K/A: 1033 W. TAYLOR, CHICAGO IL 60607

BOX 333-CTV

SUBJECT TO:

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

STATE OF ILLINOIS

STATE TAX



FEB.21.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000023596

REAL ESTATE TRANSFER TAX
0029750
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

FEB.21.02

REVENUE STAMP

# 0000023660

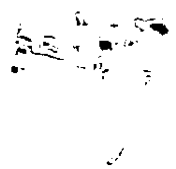
REAL ESTATE TRANSFER TAX
0014875
FP 102802

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## EXHIBIT "A" Legal Description

### Parcel 1:

Unit 7 in 1033-37 W. Taylor Street Condominiums as delineated on the survey of the following real estate: Lots 30, 31, and 32 (Except the East 2.00' feet of said lot 32) in H.D. Gilpin's Subdivision of Block 23 in Canal Trustees' Subdivision of the Southeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the declaration of Condominium, recorded as Document #0011109169; Together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of P-7, S-7, DU7, limited common elements, as delineated on the survey attached to the Declaration aforesaid, recorded as Document #0011109169.

Parts of 17-17-429-044-0000

Property Address: 1033-37 West Taylor Street, Unit 7, Chicago, IL 60607

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.

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.

Subject to: (a) general real estate taxes not due at the time of closing; (b) the Condominium Property Act of the State of Illinois, as amended from time to time; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) encroachments, if any; (f) acts done or suffered by Purchaser of anyone claiming by, through or under purchaser; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser.

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