

UNOFFICIAL COPY 0020356097

2777/8022 11 001 Page 1 of 3
2002-03-28 10:40:26
Cook County Recorder 25.50

TRUSTEE'S DEED



0020356097 1422 RN.
THIS INSTRUMENT, made this 12th day of November, 2001, between State Bank of
Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds
in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement
dated the 9th day of May, 1995, and known as Trust No. 95-1569, party of the first part, and
MIKE SALEN, a single person, of 5414 North Sheridan Road, #3101, Chicago, Illinois 60640,
parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum
of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid,
does hereby grant, sell and convey unto said parties of the second part, MIKE SALEM, a single
person, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 14-08-313-011-0000

Commonly known as 1423 West Argyle, Unit 3S, Chicago, Illinois 60640

Subject to general real estate taxes not yet due or payable and all easements, covenants,
conditions and restrictions of record, if any.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use,
benefit and behoof forever of said party of the second part.

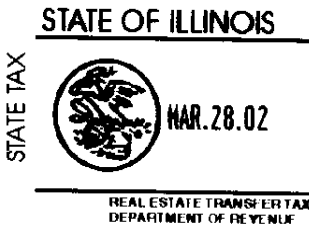
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the
exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds
in Trust and the provisions of said Trust Agreement above mentioned, and of every other power
and authority 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.

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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.



REAL ESTATE TRANSFER TAX
0026750
FP326660

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

Joan Micka

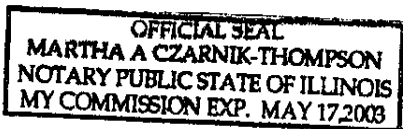
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 12th day of November, 2001



Martha A Czarnik-Thompson

Notary Public

- D Name
- E
- L Street
- I
- V City
- E
- R Or:
- Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

1423 W. Argyle, Unit 3S
Chicago, IL 60640

City of Chicago
Dept. of Revenue
273882

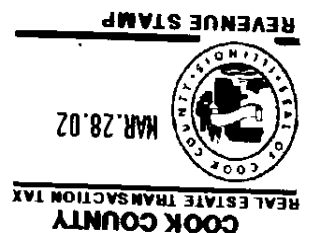


Real Estate
Transfer Stamp
\$2,006.25

03/28/2002 09:21 Batch 05366 3

FP 326670
0013375
REAL ESTATE TRANSFER TAX

0000074929



COUNTY TAX

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LEGAL DESCRIPTION

20356097

PARCEL 1:

UNIT 3S IN THE 1423 WEST ARGYLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, AFORESAID, 1582.62 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8 AFORESAID, 44 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE CENTER LINE OF GREEN BAY ROAD, 183 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8 AFORESAID, 44 FEET; THENCE NORTHERLY ON A LINE PARALLEL TO THE CENTER LINE OF GREEN BAY ROAD, 183 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH 33 FEET OF SAID TRACT TAKEN FOR ARGYLE STREET, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011110437, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OUTDOOR PARKING SPACES P-3S AND STORAGE S-3S, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011110437.

PIN: 14-08-313-011-0000

"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, 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: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1423 West Argyle Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage, provided, however, that none of the foregoing covenants, restrictions, conditions or easements (i) prevent the use of the premises as a single family condominium residence, (ii) is violated, or (iii) certain provisions for forfeiture or reversion of title upon breach or (iv) underlie the improvements.

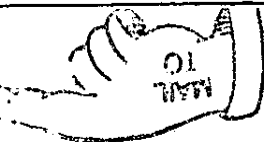
THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-08-313-011-0000
Address of Real Estate: 1423 West Argyle, Unit 3S, Chicago, Illinois 60640

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,
Suite 2920, Chicago, Illinois 60601

MAIL TO:

Akram Zanayed, Esq.
5436 West Diversey
Chicago, Illinois



SEND SUBSEQUENT TAX BILLS TO:

Mike Salem
1423 West Argyle, Unit 3S
Chicago, Illinois 60640