



The above space for recorder's use only

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THIS INDENTURE, made this 7th day of March, 2002, 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 24th day of April, 1996, known as Trust Number 10-2032, party of the first part, and Clyde Hounes & Christina M/Castillo, as tenants in common and not in joint tenancy, of 2815 W. Logan Blvd., Apt 3F, Chicago, IL 60647 parties of the second part.

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. 13-21-225-048-0000 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. SEE EXHIBIT "A"

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 7th day of March, 2002.

2828 N. Talman Avenue  
Unit D.10  
Chicago, IL 60618  
For information only insert street address of above described property



[Signature]  
Notary Public

This space for affixing Riders and revenue Stamps

Document Number



REC 10FZ  
7987208  
CTTC  
ABS  
NO

BOX 333-CTI

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 13-25-225-048-0000)

### PARCEL 1:

UNIT NO. D-10 IN DAIRY COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN MARY WOLFGRAM'S SUBDIVISION OF THE SOUTH 5 ACRES EAST OF THE RAILROAD OF LOT 6 IN RICHON AND BOWENMASTER'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE VACATED ALLEY BETWEEN SAID LOTS LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTER RAILROAD AND SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE SOUTH 9 FEET OF LOT 47 AFORESAID TO THE NORTHWEST CORNER OF THE SOUTH 9 FEET OF LOT 32 AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99662122 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99662122.

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 HEREIN.

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: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; THE ACT, THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; RIGHTS, IF ANY, OF PERSONS PROVIDING PRIVATE TELEVISION SERVICES; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; AND ANY OTHER MATTERS WHICH SHALL BE INSURED OVER BY THE TITLE INSURER.

20302514

### STATE OF ILLINOIS

STATE TAX



MAR. 15.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000024855

REAL ESTATE  
TRANSFER TAX

00295.00

FP 102808

### COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 15.02

REVENUE STAMP

# 0000024925

REAL ESTATE  
TRANSFER TAX

00147.50

FP 102802

### CITY OF CHICAGO

CITY TAX



MAR. 15.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012575

REAL ESTATE  
TRANSFER TAX

02212.50

FP 102805

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

# UNOFFICIAL COPY

EXHIBIT "A"

## LEGAL DESCRIPTION

UNIT D.10  
2828 NORTH TALMAN AVENUE  
CHICAGO, ILLINOIS 60618

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PIN: 13-25-225-048

Mail to:  
Irvin Wagner  
55 West Monroe #2410  
Chicago, IL 60603

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Property of Cook County Clerk's Office

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