

UNOFFICIAL COPY

TRUSTEE'S DEED

0020445327

3219/0156 45 001 Page 1 of 3
2002-04-18 11:04:47
Cook County Recorder 25.00



0020445327

Grantor, COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute land trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain Trust

Agreement dated the 10th day of February in the year 1995, and known as Trust Number 30281, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to: Gerald Cadoree, single

of 1903 S. 21st Ave., Maywood, IL. 60153 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

SEE EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF

Exempt per Section 4b
Real Estate Transfer Tax Act



MAR. 26. 02

Oak Park

0000001522

REAL ESTATE TRANSFER TAX
0000800
FP 102801

Richard A. Martens
Representative

3/29/02
Date



FEB. 12. 02

Oak Park

0000001376

REAL ESTATE TRANSFER TAX
0091200
FP 102801

PIN: 16-07-319-012

RECORD THIS DEED

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Land Trust Administrator this 20th day of February in the year 2002.

BOX 333-CT

7985037 Av. 2 207194

Handwritten scribble

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COSMOPOLITAN BANK AND TRUST
as Trustee as aforesaid, and not personally

By: [Signature]
Its: Vice President and Trust Officer

Attest: [Signature]
Its: Land Trust Administrator



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State of Illinois)
County of Cook)

SS

This instrument was prepared
By: D. Fisher
Land Trust Department
Cosmopolitan Bank and Trust
801 North Clark Street
Chicago, Illinois 60610-3287

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Todd W. Cordell, Vice President and Trust Officer of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Pamela D. Welch, Land Trust Administrator personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Land Trust Administrator 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 Bank, as Trustee aforesaid, for the uses and purposes therein set forth; and the said Land Trust Administrator did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

OFFICIAL SEAL
DEVIN L FISHER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 14, 2004

Given under my hand and notarial seal this 20th day of February in the year 2002.

[Signature]
Notary Public

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 17. 02
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00057,25
FP 102802
0000026761

Unit 3, 854 Washington, Oak Park, IL. 60102
Street address of described property

Mail to: Gerald Cadoree
854-3 Washington Blvd
Oak Park IL. 60302
Name and Address of Taxpayer:
Same

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LEGAL DESCRIPTION:

UNIT NUMBER 854-3 IN KINZER COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 13, 14 AND 15 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3, AND 4 IN FORCE, SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2001 AS DOCUMENT NUMBER 0010616202; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

1. 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.
2. 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.
3. The tenant of the unit had no right of first refusal.
4. General real estate taxes not yet due and payable; easements, covenants, conditions restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership or amendments thereto, if any; applicable zoning and building laws or ordinances; encroachments, if any; acts done or suffered by Grantee; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; Declaration of Condominium Ownership and all amendments thereto, if any; and existing leases, licenses and agreements affecting the common elements.

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