

UNOFFICIAL COPY

0020531966

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2002-05-09 13:25:42
Cook County Recorder 29.50

TRUSTEE'S DEED

Prepared by and mail to:



Joanne F. Fehn
General Counsel
Anchor Companies
939 WEST LAKE ST
CHICAGO, IL 60607

PIN: 20-14-311-020-0000
ADDRESS:

6100 SOUTH UNIVERSITY UNIT NO. 3
CHICAGO, IL 60637

THE GRANTOR, KENNETH A. MICHAELS, JR., of 53 West Jackson Blvd Chicago, IL 60604 not individually, but as Trustee of The UNIVERSITY FIELDS CONDOMINIUM TRUST NO. 1 DATED AUGUST 24, 2001, and SOUTH UNIVERSITY, LLC an Illinois limited liability company for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid sufficiency of which is hereby acknowledge, does hereby CONVEY and QUITCLAIM to THE GRANTEE:

JAMES LEAHEY AND ELIZABETH LEAHEY, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY,

Who Reside at 6100 SOUTH UNIVERSITY UNIT NO. 3 CHICAGO, IL 60637

All right title and interest in and to the following Real Estate described on the attached Exhibit A (which is made part hereof by this reference) situated in the County of Cook in the State of Illinois,

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, and subject to: (1) real estate taxes not yet due and payable; (2) provisions of the Illinois Condominium Property Act, as amended from time to time; (3) the Declaration of Condominium Ownership and Covenants, Conditions, Easements, and Restrictions for the University Fields Condominiums, as filed with the Cook County Recorder's Office; (4) conditions, covenants, restrictions, and building lines of record; (5) applicable zoning and building laws or ordinances; (6) easements existing or of record; and (7) mortgages of record (without any assumption of any obligation to pay indebtedness underlying such mortgages);

TO HAVE AND TO HOLD the said premises with the appurtenances upon the land for the uses and purposes herein. Full power and authority was granted to said trustee, and that said trustee is conveying the property back to the original Grantor. Trustee was and is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Numbers: 20-14-311-020-0000 (includes other property)

7612417 DB RECORDS

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IN WITNESS WHEREOF, said Grantor has caused his or her name to be signed to these presents, this 7 day of May, 2002.

GRANTOR:

Kenneth A. Michaels, Jr.

Kenneth A. Michaels, Jr., not individually, but as Trustee under the University Fields Condominium Trust No. 1 Dated August 24, 2001

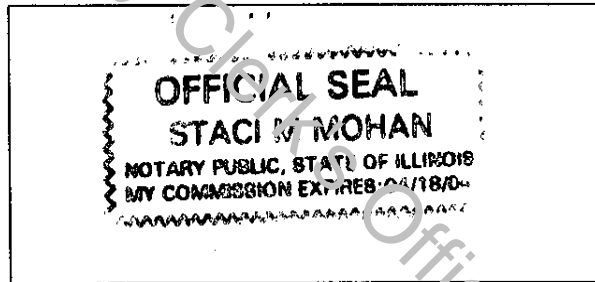
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth A. Michaels Jr., not individually but as trustee of the University Fields Condominium Trust No. 1 dated August 24, 2001, is personally known to me to be the same person who name is subscribed to the foregoing instrument and that he appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

GIVEN under my hand and Notarial Seal this 7th day of May 2002.

Staci M. Mohan
Notary Public

IMPRESS SEAL BELOW:

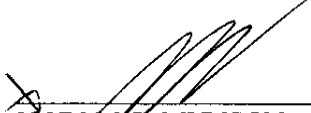


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IN WITNESS WHEREOF, said Grantor has caused execution of this Deed and has signed this
7th day of MAY, 2002.

GRANTOR:
SOUTH UNIVERSITY, LLC
An Illinois limited liability company by:

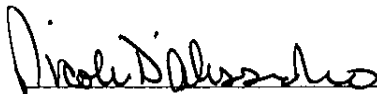


JOHN M.C. MUNSON
Its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

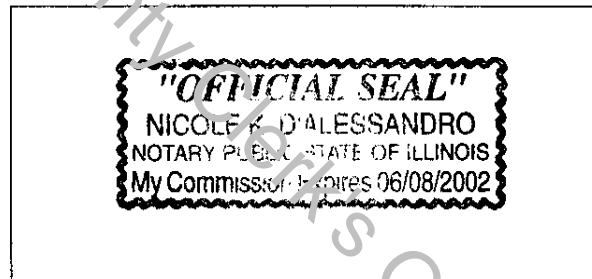
The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John M.C. Munson, Manager, is personally known to me to be the same person who name is subscribed to the foregoing instrument and that he appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

GIVEN under my hand and Notarial Seal this 7th day of MAY 2002.



Notary Public

IMPRESS SEAL BELOW:



LEGAL DESCRIPTION RESIDENCES UNITS

PARCEL 1:

UNIT NO. 6100-3 IN THE UNIVERSITY FIELDS RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARTS OF LOT 1 IN THE SUBDIVISION OF BLOCK 2 IN BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 2 ½ ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020529855 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON- EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN THE DECLARATION, COVENANTS, CONDITIONS, AND EASEMENTS AND BY-LAWS OF THE UNIVERSITY FIELDS MASTER ASSOCIATION RECORDED AS DOCUMENT NUMBER 0020529854.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

288 P. 201. 25

288 P. 201. 25

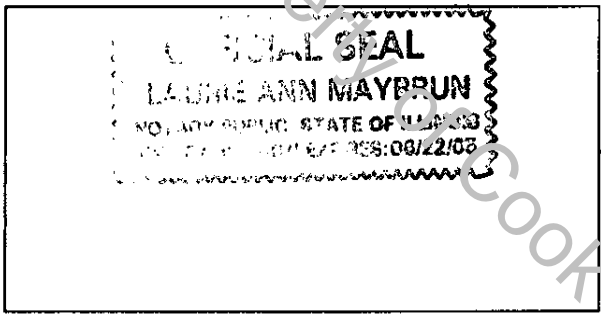
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 5-7-02

[Signature]
Grantor or Agent Signature

Name:



SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]
This 7 day of May, 2002:

[Signature]
NOTARY PUBLIC

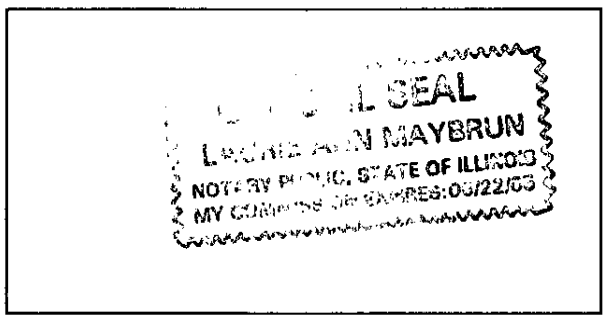
IMPRESS SEAL HERE

The Grantee or his agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 5-7-02

[Signature]
Grantee or Agent Signature

Name:



SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]
This 7 day of May, 2002:

[Signature]
NOTARY PUBLIC

IMPRESS SEAL HERE