

UNOFFICIAL COPY

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4570/0087 27 001 Page 1 of 3  
2002-06-20 10:03:19  
Cook County Recorder 25.50

**NORTH STAR TRUST COMPANY**

**TRUSTEE'S DEED**

This Indenture, made this 31st day of **May, 2002**, between North Star Trust Company, an Illinois Corporation, as successor Trustee to Heritage Community Bank under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 5th day of **September, 2000** and known as **Trust No. 638** party of the first part, and



**Randy L. Duncan, a single person** party of the second part.

Address of Grantee(s): **7301-07 N. Wolcott, Unit # 7307-G, Chicago, Illinois 60626**

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N. 11-30-419-015

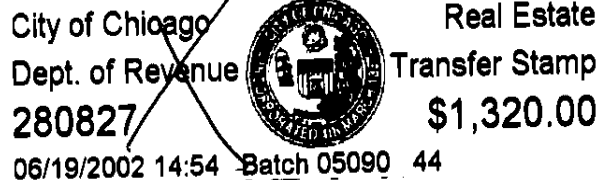
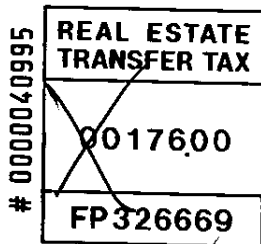
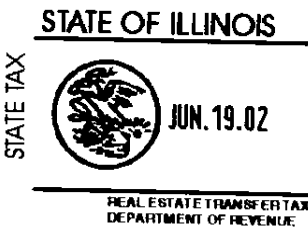
PROPERTY ADDRESS: **7301-07 N. WOLCOTT, CHICAGO IL 60626 UNIT 7307-G & PARKING RU-2**

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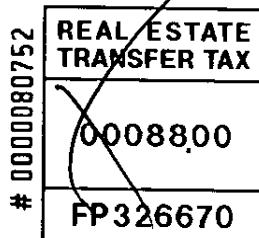
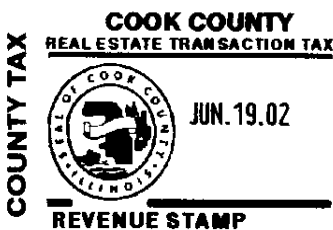
Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to 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.



See Reverse



# UNOFFICIAL COPY

In Witness Whereof, said part 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 Vice President and attested by its Land Trust Officer the day and year first above written.

**NORTH STAR TRUST COMPANY,**

As Trustee, as aforesaid.

By: David Rosenfeld

Vice President

Attest: Silvia Medina

Land Trust Officer

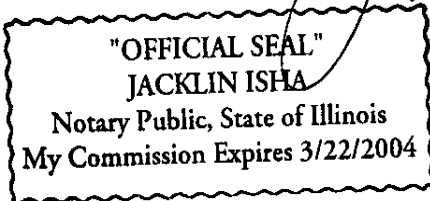
0020687455

State of Illinois  
ss  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify, that David S. Rosenfeld, Vice President and Silvia Medina, Land Trust Officer of North Star Trust Company personally known to me to be the same persons whose names are subscribed to the forgoing instruments as such Vice President and Land Trust Officer respectively appeared before me this day in person acknowledged that they signed and delivered the said instrument as their own free and as their own free and voluntary act, as the free voluntary act of said Company for uses and purposes therein set forth; and the said Land Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Company for the uses and purposes therein set forth.

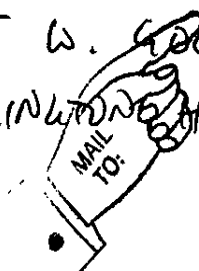
Given under my hand and Notary seal this 31st day of May, 2002

Jacklin Isha  
Notary Public



MAIL BACK TO:

RENIVA & ASSOC. PC  
415 W. GOLF RD. #34  
ARLINGTON HEIGHTS IL 60005



Address of Property:  
7301-07 N. WOLCOTT, UNIT 7307-G PARKING RU-2  
CHICAGO, IL 60626

This Instrument was prepared by:  
Silvia Medina  
North Star Trust Company  
500 W. Madison St., Suite 3800  
Chicago, IL 60661

MAIL TO:  
RESIDENTIAL TITLE SERVICES  
1910 S. HIGHLAND AVE.  
SUITE 202  
LOMBARD, IL 60148

**LEGAL DESCRIPTION**

Dwelling Unit G in the area of the building known as 7307 N. Wolcott Ave. and Parking Unit PU-2, in Parkview Condominium, as delineated on the plat of survey of the following-described parcel of real estate:

LOTS 4 AND 5 IN SOUTH ROGERS TOUHY'S SECOND CHASE AVENUE AND CENTRAL STREET SUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 2 IN TOUHY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

together with its corresponding percentage interest in the common elements, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium made by North Star Trust Co. and Successor Trustee to Heritage Community Bank, as Trustee under Trust No. 638, and recorded April 19, 2002 as document number 0020450759.

SUBJECT TO (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Municipal Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) encroachments & right of way affecting the land; (h) leases and licenses affecting the Common Elements or Purchaser.

NOTE: 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.

NOTE: 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.

NOTE: THE TENANT OF UNIT 7307-G HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR (B) THE TENANT OF THE UNIT HAS NO RIGHT OF FIRST REFUSAL.

COMMONLY KNOWN AS: 7301-07 N. Wolcott  
PIN: 11-30-419-015-0000