

TRUSTEE'S DEED
(INDIVIDUAL)

UNOFFICIAL COPY

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878,70009 86 002 Page 1 of 3
2002-06-05 08:56:38
Cook County Recorder 25.50

FOR THE PROTECTION OF
OWNER, THIS INSTRUMENT
SHALL BE RECORDED WITH
THE RECORDER OF DEEDS.



COOK COUNTY
RECORDER

BANK OF WAUKEGAN

1601 North Lewis Avenue
Waukegan, Illinois 60085
Telephone: (847) 244-6000

GENE "GENE" MOORE
BRIDGEVIEW OFFICE

The above space is for the recorder's use only.

The Grantor, **BANK OF WAUKEGAN**, a corporation in the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 21st day of February, 1997 (Year), and known as Trust Number 204187, for and in consideration of Ten and No/100th Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Serope Kalpakjian and Margaret J. Kalpakjian, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety

of (Address of Grantee) 9443 Hampton
Evanston, IL 60203

the following described real estate situated in the County of Cook
in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER/EXHIBIT "A"

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index Number(s) 05-33-427-030-1017

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President Trust Officers and attested by its Secretary, this 16th day of May, 2002 (Year).

BANK OF WAUKEGAN
as Trustee aforesaid, and not personally.

BY: Barbara Richter
TRUST OFFICER
ATTEST: [Signature]
VICE PRESIDENT / TRUST OFFICER

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Vice President of BANK OF WAUKEGAN, Grantor, 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 acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said Vice President then and there acknowledged that said Vice President as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Vice President's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

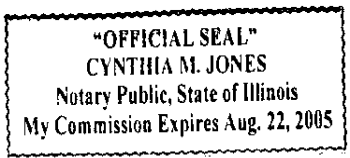
GIVEN under my hand and Notarial Seal this 16th day of May, 2002 (Year).

Cynthia M Jones
Notary Public

ADDRESS OF PROPERTY
2951 Central Street - Unit 305
Evanston, IL 60201

My Commission Expires 8/22/05

The above address is for information only and is not part of this deed.



STATE OF ILLINOIS
JUN.-2.02
COOK COUNTY



STATE TAX	0000008874
REAL ESTATE TRANSFER TAX	
	00365.00
	FP351009

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-3.02
REVENUE STAMP



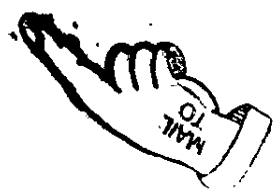
COUNTY TAX	0000010114
REAL ESTATE TRANSFER TAX	
	00182.50
	FP351021

This instrument was prepared by:
(Name) Bank of Waukegan/Trust Dept.
(Address) 1601 N. Lewis Avenue
Waukegan, IL 60079

Mail subsequent tax bills to:
(Name) Serope and Margaret J. Kalpakjian
(Address) 2951 Central Street - Unit 305
Evanston, IL 60201

MAIL DEED TO:

Serope and Margaret J. Kalpakjian
9443 Hampton
Evanston, IL 60203



CITY OF EVANSTON 011217
Real Estate Transfer Tax
City Clerk's Office

PAID MAY 30 2002 AMOUNT \$ 1,825.00

Agent M PoB

PARCEL I:

Unit 305 in the Central Park Condominiums, as delineated on a survey of the following described real estate: Lots 63 to 70, both inclusive, in Westerlawn, a Subdivision of Lots 9, 10, 11 and 12 in the County Clerk's Division in the Southeast Fractional 1/4 of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded December 17, 1915 as Document 5772065, in Cook County Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 26, 2000 as Document Number 00385437, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

PARCEL II:

The exclusive right to the use of Parking Space 28 and Storage Space 28, a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration, as amended from time to time.

"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.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the Provision of said Declaration were recited and stipulated at length herein."

SUBJECT TO:

- (1) real estate taxes not yet due and payable;
- (2) applicable zoning and building laws or ordinances;
- (3) the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration
- (4) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence;
- (5) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer and
- (6) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.