

UNOFFICIAL COPY

0020766061

Page 1 of 4  
2002-07-15 09:39:30  
Cook County Recorder 27.50

**TRUSTEE'S DEED**  
(Individual)

2040 070 NYC *Jan*

GRANTOR, **Interstate Bank**, an Illinois Banking Corporation duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 26th day of January, 2000, and known as Trust Number 00-308

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE**



for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto MICHAEL J. WADE

of 2312-14 W. North Ave., Unit 3E in the City of Chicago County of Cook, State of Illinois 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. 14-31-327-041 and 042

SUBJECT TO: Covenants, conditions, easements and restrictions of record; general real estate taxes for the year 2001 (2nd installment) and subsequent years.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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; mechanics lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its President & Trust Officer and attested by its Sr. VP/Cashier this 20th day of June, 2002.

**SUBJECT TO THE EXCULPATORY PROVISIONS**  
**ATTACHED HERETO AND MADE A PART OF** Interstate Bank, as aforesaid, and not personally.

BY Andrew E. Traberg, President & Trust Officer

ATTEST BY: Virginia Browning, Sr. VP/Cashier

SEE OTHER SIDE

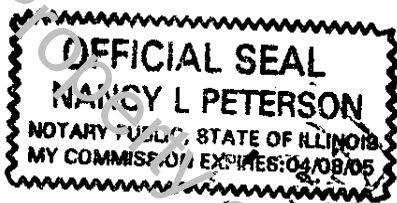
*4w*

State of Illinois }  
County of Cook }

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Andrew E. Tinberg and Virginia Browning of INTERSTATE BANK, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President & Trust Officer and Sr. Vice President & Cashier respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth; and the said President & Trust Officer as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois Banking corporation to be affixed to said instrument as the free and voluntary act of said President & Trust Officer and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of June, 2002



Nancy L Peterson  
Notary Public

My Commission Expires: May 8 2005

MAIL TO:

PAUL D. FISCHER  
(Name)  
SHERSKY & FROELICH LTD  
(Address)  
Suite 2500  
444 N. Michigan Ave.  
CHICAGO, IL (City, State, Zip) 60611

DOCUMENT PREPARED BY:

R. Walker, Interstate Bank, 15533 S. Cicero Ave., Oak Forest, IL  
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO.

(Name)  
(Address)

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
282789 \$2,100.00  
07/11/2002 13:30 Batch 02220 2



ADDRESS OF PROPERTY:

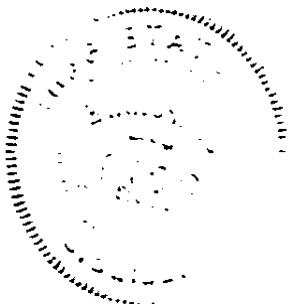
2312-14 W. North Ave., Unit 3E,  
Chicago, IL 60647

The Above Address is for Statistical Purposes Only and is not a Part of this Deed.

SEND SUBSEQUENT TAX BILLS TO:  
MICHAEL J. WAGE  
2312-14 W. NORTH AVE # 3E  
CHICAGO, IL 60647

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 11.02  
REVENUE STAMP

# 0000082452  
REAL ESTATE  
TRANSFER TAX  
0014000  
FP326670



STATE OF ILLINOIS  
STATE TAX  
JUL. 11.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000041559  
REAL ESTATE  
TRANSFER TAX  
0028000  
FP326660

# UNOFFICIAL COPY

### Legal Description

Parcel 1:

Unit 3E in the 2312 W. North Avenue Condominium as delineated on a survey of the following described real estate:

Lots 16 and 17 in J.N. Mason's Subdivision of the West Part of Lot 5 and the South 33 feet of Lot 3 in Assessor's Division of Unsubdivided Lands in the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached to the Declaration of Condominium recorded as Document Number 0020583443, together with an undivided percentage interest in the common elements.

Parcel 2:

P-4 (J.S.)

The exclusive right to use Parking Space 3E, a Limited Common Element as delineated on the Survey attached to the Declaration afor-said recorded as Document Number 0020583443.

P.I.N. 14-31-327-041, 042

Address: Unit 3E, 2312 W. North Avenue, Chicago, Illinois

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, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

**UNOFFICIAL COPY**

## GENERAL DOCUMENT EXONERATION RIDER

This document is executed by Interstate Bank, not personally but as Trustee, in the exercise of power and authority conferred upon and vested in it as Trustee. It is expressly understood and agreed that nothing in said document shall be construed to create any liability on said Trustee personally to pay any indebtedness accruing hereunder, or to perform any covenants, either express or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document, all such liability, if any, being expressly waived by the parties and their respective successors and assigns and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has not control over the management thereof or the income therefrom, and has no knowledge of any factual matters with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In the event of conflict between the terms of this Rider and of the document to which it is attached on any question of liability or obligation resting upon said Trustee, the terms of this Rider shall control.

County Clerk's Office