

TRUSTEE'S DEED UNOFFICIAL COPY

0020785622

9450/0138 18 001 Page 1 of 2
2002-07-18 10:02:07
Cook County Recorder 43.00



The above space for recorder's use only

THIS INDENTURE, made this 27th day of June, 2002, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 15th day of November, 1999, known as Trust Number 10-2358, party of the first part, and John C. Jeka and Kristine ~~Sovak as joint tenants~~ of 2140 N. Halsted, Chicago, IL 60614 parties of the second part.

Jeka, husband and wife, as tenants by the entirety
WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:
SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. 14-19-331-028-0000, 14-19-331-029-0000, 14-19-331-030-0000 & 14-19-331-031-0000 together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the 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, 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

By: [Signature] Trust Officer ATTEST [Signature] Ass. Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.
I, Theresa K. Ensey, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Jeremy Addis, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and Philip MJ Edison, Assistant Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and Assistant Trust Officer, 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 banking corporation as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 27th day of June, 2002.

This space for affixing Riders and revenue Stamps

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90

Document Number



CTC 798718 AB2 N ABS 1 of 1

2040 W. Belmont
Unit 306 & P40 & 41
Chicago, IL
For information only insert street address of above described property



[Signature]
Notary Public

BOX 333 CT

UNOFFICIAL COPY

LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 14-19-331-028-0000, 14-19-331-029-0000, 14-19-331-030-0000 & 14-19-331-031-0000)

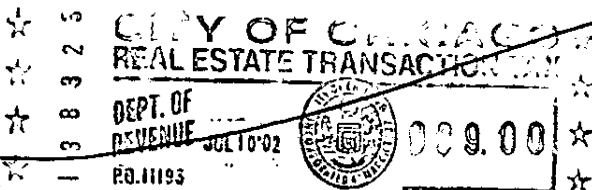
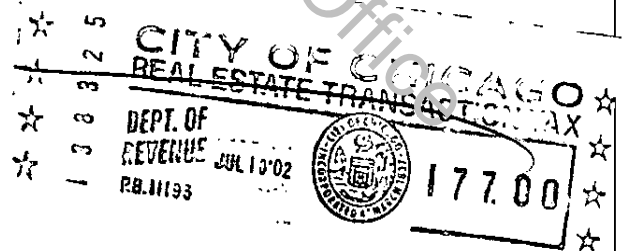
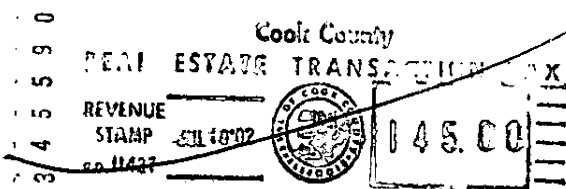
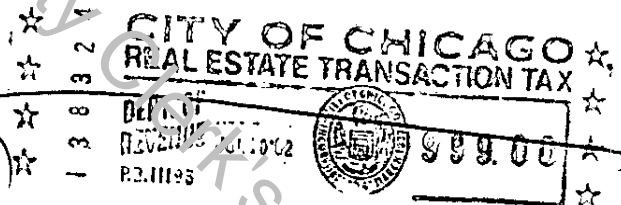
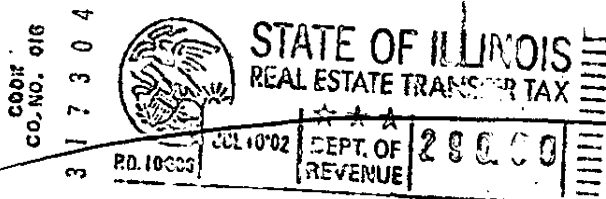
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UNITS 306, PU-40 AND PU-41 IN THE 2040 WEST BELMONT VILLAGE PARK CONDOS, AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 30 TO 35 IN BLOCK 2 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 0020560944, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

- (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
- (2) ZONING AND BUILDING LAWS AND ORDINANCES;
- (3) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD CONTAINED IN THE DECLARATION AND A RESERVATION BY THE VILLAGE PARK CONDOS ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION;
- (4) UTILITY EASEMENTS OF RECORDS, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON;
- (5) PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; AND
- (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.



SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067