

UNOFFICIAL COPY

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Cook County Recorder 25.50

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PRAIRIE BANK  
AND TRUST COMPANY

TRUSTEE'S DEED

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE



0020921435

20 \$0045 [handwritten initials]

The above space is for the recorder's use only

THIS INDENTURE, made this 19th day of JUNE 2002  
between PRAIRIE BANK AND TRUST COMPANY, 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 deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain trust agreement dated the 26TH day of JANUARY, ~~XXXX~~ 2000, and known as Trust Number 00-009, party of the first part, and TIMOTHY S. MCFADDEN AND SHANNAN N. MCFADDEN, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON OR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY. parties of the second part.  
Address of Grantee(s): 1025 W BUENA AVE., UNIT 1025-2E, CHICAGO, IL

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

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO: COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD;  
GENERAL REAL ESTATE TAXES FOR THE YEAR 2001 AND SUBSEQUENT YEARS.

Address of Real Estate: 4149 NORTH KENMORE, UNIT 1025-2E, CHICAGO, IL  
Permanent Index Number: 14-17-404-001-0000

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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.

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Handwritten initials/signature

IN WITNESS WHEREOF, said party 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 ASSISTANT Trust Officer and attested by its Asst. Trust Officer, the day and year first above written.

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 286165 \$2,471.25 08/21/2002 10:59 Batch 11878 28



PRAIRIE BANK AND TRUST COMPANY as Trustee, as aforesaid,

BY: [Signature] Asst. Trust Officer

ATTEST: [Signature] Asst. Trust Officer

COOK COUNTY REAL ESTATE TRANSACTION TAX AUG. 21. 02 # 000006732 REAL ESTATE TRANSFER TAX 0016475 FP326670

STATE OF ILLINOIS STATE TAX AUG. 21. 02 REAL ESTATE TRANSFER TAX # 0000043428 0032950 FP326660

State of Illinois } County of Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, THAT KAREN M. FINN ASSISTANT Trust Officer of PRAIRIE BANK AND TRUST COMPANY, and NANCY O'DOWD Asst. Trust Officer of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, ASSISTANT Trust Officer and Asst. 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 act, and as the free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Asst. Trust Officer did also then and there acknowledge that said Asst. Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Asst. Trust Officer'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 19TH day of JUNE, 2002



[Signature] Peggy Crosby Notary Public

DELRIVER CITY NAME STREET CITY

JUDITH E. FORS 4669 N. MANOR CHICAGO IL 60625

This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, IL 60455

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

T O: Date Buyer, Seller or Representative

Unit 1025 - 2E and P-14 in the BUENA PARK CONDOMINIUMS as delineated on the survey of the following described real estate:

**Lots 30 and 31 and the West 10 feet of Lot 29 in Block 7 in Buena Park, being a Subdivision in the Southeast ¼ of Section 17, 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 0020694662 together with an undivided percentage interest in the common elements.**

ADDRESS: 1025 W BUENA AVENUE, Unit 1025-2E  
Chicago, Illinois 60640

P. I. N. 14-17-404-001

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.