



0021055460

The above space for recorder's use only

THIS INDENTURE, made this 20th day of September, 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 Todd Nelson and Marie Tamondong, as Joint Tenants of 2930 N. Pine Grove, Unit #409, Chicago, IL parties of the second part.

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WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable consideration 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] Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.  
I, Cathy Hoffman, 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 Carl R. Rath, 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 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 20th day of September, 2002.

BOX 333-CTI

2040 W. Belmont  
Unit 407 & P30 & 31  
Chicago, IL  
For information only insert street address of above described property



[Signature]  
Notary Public

This space for affixing Riders and revenue Stamps

Document Number

11  
ND DS  
Schmofen  
4055048

# 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 . . .)

UNITS 407, PU-30 AND PU-31 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.

GRANTOR ALSO HERBY 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 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.

Weld to:

~~TODD NELSON~~

Joel S Hymon  
750 W Lake Cook Rd  
Suite 495

~~2040 W. BELMONT #407~~

~~CHICAGO, IL 60618~~

Buffalo Grove, IL 60089

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

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# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

SEP. 25. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000037433

REAL ESTATE TRANSFER TAX
0031800
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

SEP. 25. 02

REVENUE STAMP

# 0000037555

REAL ESTATE TRANSFER TAX
0015900
FP 102802

CITY TAX

CITY OF CHICAGO

SEP. 25. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000018767

REAL ESTATE TRANSFER TAX
0238500
FP 102805

21055460