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0021103794

2008/0279 45 001 Page 1 of 4
2002-10-08 10:29:15
Cook County Recorder 54.00

**SUBURBAN BANK & TRUST COMPANY
TRUSTEE'S DEED**



0021103794

(1) A11 No Abs

THE GRANTOR, SUBURBAN BANK & TRUST COMPANY, an Illinois Banking Corporation, as Trustee,

under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 1st day of August, 2000, and known as Trust Number 74-2901, for the consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims to Chicago Title Land Trust Company as trustee under trust number 1111300 dated September 19, 2002, party of the second part, whose address is 1902 S. Wells, Unit 2, Chicago, IL 60616, the following described real estate in COOK County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Street Address of Property: **1902 S. Wells, Unit 2, P19, Chicago, Illinois 60616**
Permanent Tax Number: **17-21-435-055, 056, 057**

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises forever.

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, of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Trust Officer this 18th day of September, 2002.

SUBURBAN BANK & TRUST COMPANY, as Trustee as aforesaid

BY: Rosemary Meyer
Trust Officer

MAIL TO:
PHILIP CHOW
2323 S. WENTWORTH
CHICAGO, IL 60616

BOX 333-CTI

W/D

Perez 8040471

CTA

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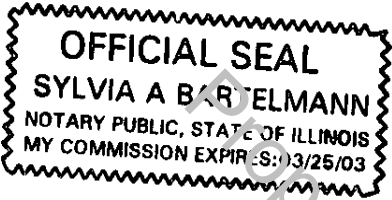
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared **ROSEMARY MAZUR**, known to me to be the Trust Officer of **SUBURBAN BANK & TRUST COMPANY**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Given under my hand and Notarial seal this 18th day of September, 2002.



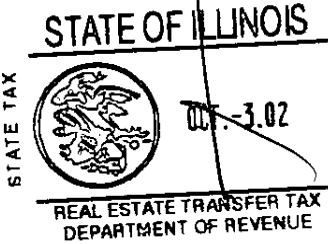
Sylvia A. Bartelmann
Notary Public

Mail this recorded instrument to:

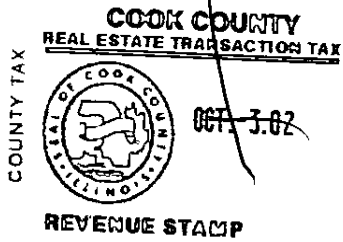
This instrument was prepared by:

Suburban Bank & Trust Company
10312 S. Cicero Avenue
Oak Lawn, Illinois 60453

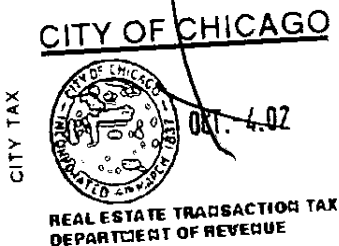
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REAL ESTATE TRANSFER TAX
00170.00
FP 102808



REAL ESTATE TRANSFER TAX
00085.00
FP 102802



REAL ESTATE TRANSFER TAX
01275.00
FP 102805

Property of Cook County Clerk's Office

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UNIT 1902-2 AND P-19 IN THE 19TH AND WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 55 (EXCEPTING FROM SAID LOT 55 THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 55; THENCE NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 10.09 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 50.55 FEET; THENCE NORTH 57°-13'-31" EAST, 18.50 FEET; THENCE SOUTH 31°-41'-55" EAST, 50.67 FEET; THENCE SOUTH 57°-36'-13" WEST, 18.32 FEET TO THE PLACE OF BEGINNING) AND ALL OF LOTS 56, 57 AND THAT PART OF LOT 60 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF SAID LOT 60 (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 57 IN SANTA FE GARDEN III AFORESAID); THENCE NORTH 00°-00'-58" WEST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 21.82 FEET TO THE PLACE OF BEGINNING (SAID EASTERLY LINE OF SAID LOT 60 ALSO BEING THE WEST LINE OF SAID LOT 57); THENCE NORTH 88°-40'-02" WEST, 33.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT SAID 55; THENCE NORTH 58°-05'-45" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 55, A DISTANCE OF 13.85 FEET TO A BEND IN SAID LINE OF SAID LOT 55; THENCE NORTH 89°-59'-02" EAST ALONG THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 55, A DISTANCE OF 22.01 FEET TO A CORNER OF SAID LOT 60; THENCE SOUTH 00°-00'-58" EAST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 8.11 FEET TO THE PLACE OF BEGINNING (SAID EASTERLY LINE ALSO BEING THE WEST LINE OF LOT 57 AFORESAID), TOGETHER WITH THAT PART OF SAID LOT 60 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF SAID LOT 60 (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 57 AFORESAID); THENCE NORTH 00°-00'-58" WEST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 29.93 FEET TO A CORNER OF SAID LOT 60 (SAID EASTERLY LINE OF SAID LOT 60 ALSO BEING THE WEST LINE OF SAID LOT 57); THENCE SOUTH 89°-59'-02" WEST ALONG THE MOST SOUTHERLY SOUTH LINE OF LOT 55 AFORESAID, A DISTANCE OF 22.01 FEET TO A BEND IN SAID LINE; THENCE SOUTH 58°-05'-45" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 55, A DISTANCE OF 17.0 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 55; THENCE NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 122.43 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 55, SAID CORNER ALSO BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 31°-54'-15" WEST ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 26.10 FEET; THENCE NORTH 56°-55'-30" EAST, 29.29 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 55; THENCE SOUTH 15°-44'-18" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 55, 39.62 FEET TO THE PLACE OF BEGINNING), ALL SANTA FE GARDEN III BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF SOUTHEAST FRACTIONAL ¼ OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON AUGUST 27, 2002 AS DOCUMENT NUMBER 0020942284, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N.: 17-21-435-055 through 17-21-435-057

Commonly known as 1902 S. Wells Street, Unit 2
Chicago, Illinois 60616

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

This Deed is executed by grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them by the terms and provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

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