

2236/0491 45 001 Page 1 of 4
2002-10-09 12:41:07
Cook County Recorder 30.00

TRUSTEE'S DEED

After Recording Mail To:



0021110450

8049354
88 07 8459

Name and Address of Taxpayer:
PATRICIA A FEAHENY
5387 N Kenmore #25
Chicago, IL 60640

4

THIS INDENTURE, made this 19TH DAY OF SEPTEMBER, 2002 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated OCTOBER 16, 2000, and known as Trust Number 11-5693, Party of the First Part, and PATRICIA A FEAHENY, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1217 W ROSEMONT, UNIT 3, CHICAGO IL 60660
PIN # 14-05-115-001

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 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.

SUBJECT TO: general real estate taxes for 2001 and subsequent years; private, public and utility easements; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the declaration, as amended from time to time, and a reservation by the grantor 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 as amended from time to time; provisions of the condominium property act of the state of Illinois as amended from time to time; such

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STATE TAX
STATE OF ILLINOIS
OCT.-4.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038037
REAL ESTATE TRANSFER TAX
00210.00
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT.-4.02
REVENUE STAMP

0000038161
REAL ESTATE TRANSFER TAX
00105.00
FP 102802

CITY TAX
CITY OF CHICAGO
OCT.-4.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019010
REAL ESTATE TRANSFER TAX
01575.00
FP 102805

Property of Cook County Clerk's Office

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other matters as to which the title insurer commits to insure buyer against loss or damage; acts of buyer; encroachments; covenants, conditions, restrictions, permits, easements and agreements of record as amended from time to time.


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, aforesaid, as amended from time to time, 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.

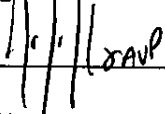
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, as amended from time to time, the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the aforesaid unit has waived or failed to exercise a right of first refusal.

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 Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By:  Trust Officer

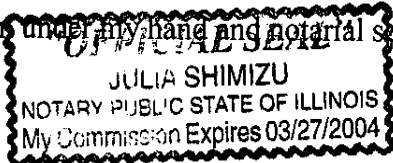
Attest:  Vice President

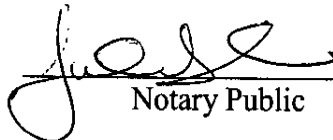
STATE OF ILLINOIS)
) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19TH DAY OF SEPTEMBER, 2002




Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Julie Shimizu, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

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LEGAL DESCRIPTION

UNIT 1217-3 IN THE MAGNOLIA SQUARE I CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 IN BLOCK 1 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20169553, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2001 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR 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 AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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 AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE AFORESAID UNIT HAS WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS: UNIT 1217-3
1217 W. ROSEMONT
CHICAGO, IL 60660

PERMANENT INDEX NUMBER: 14-05-115-001

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