

TRUSTEE'S DEED

17



This Indenture, made this 31st day of October, ~~19~~ 2002, between Cole Taylor Bank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 14th day of November, ~~19~~ 2000, and known as Trust No. 00-8737, party of the first part, and Kathleen A. Ryan parties of the second part.

**COOK COUNTY
RECORDER
EUGENE "BOB" MOORE
MARKHAM OFFICE**

Address of Grantee(s): 2150 N Lincoln Pk W #1211 Chicago, IL 60614

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part,

the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
292502 \$2,850.00
11/01/2002 12:53 Batch 02276 23



3m

STATE TAX
STATE OF ILLINOIS
NOV. -1.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000046250
00380.00
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. -1.02
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000090717
06390.00
FP326670

P.I.N. 14-28-104-035

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to 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.

See Reverse

UNOFFICIAL COPY 001211923

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

COLE TAYLOR BANK

As Trustee, as aforesaid,

By: _____

Vice President

Attest: _____

Trust Officer

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, Do Hereby Certify, That Kenneth E. Piekut Vice President, and Donald Bender Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such _____ Vice President 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 act, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said 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 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 31st day of October, 2002.

Notary Public



Mail To: _____

Jack Prato
301 N. EDGEWOOD
LAGRANGE PARK, IL 60526

#02-037

Address of Property:

645 W. Briar, Unit 3, Chicago, Il.

60657

This instrument was prepared by:

Kenneth E. Piekut

COLE TAYLOR BANK

111 W. Washington St., Chicago, Il.

60602

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3 IN THE 645 W. BRIAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 64 IN HITCHCOCK AND WILSON'S SUBDIVISION OF THE EAST ½ OF LOT 1 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, 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 0020632568, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020632568.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances, (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED ON THE TENANT AT THE PROPERTY AND THE TENANT OF THIS UNIT EXERCISED HIS RIGHT TO PURCHASE.

PIN: 14-28-104-035

COMMONLY KNOWN AS: 645 W. BRIAR, UNIT 3, CHICAGO, IL 60657