

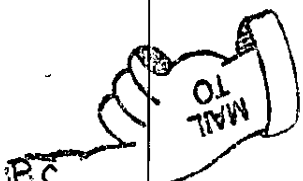


00221458

After Recording Mail to:

Insert Name and address here:

Richard C. Cooke, P.C.
2653 N. Milwaukee Ave.
Chicago, IL 60647



Name and Address of Taxpayer:

Maria A. Reyes
5015 N. Kostner
Chicago, IL 60630

THIS INDENTURE, made this March 24, 2000 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 January 11, 1999, and known as Trust Number 11-5496, Party of the First Part, and Maria A. Reyes, 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: 3510 West Leland, Unit 2, Chicago, IL 60625
PIN # 13-14-201-032-0000

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.

STATE TAX

STATE OF ILLINOIS

HAR. 29.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000010664

REAL ESTATE TRANSFER TAX

0010500

FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX

HAR. 29.00

REVENUE STAMP

000020618

REAL ESTATE TRANSFER TAX

0005250

FP326670

City of Chicago
Dept. of Revenue
222895

Real Estate Transfer Stamp
\$787.50

03/29/2000 12:55 Batch 03142 29

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UNOFFICIAL COPY

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 24th day of March, 2000.

00221458

Mildred A. Badillo

Notary Public

00221458



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

Buyer, Seller or Representative

Date

Prepared by: THOMAS E. RALEIGH, Esq., General Counsel and Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

UNOFFICIAL COPY

(PARCEL 1:)

UNIT 3510-2 IN ST. LOUIS COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 IN BLOCK 3 IN STAFFORD AND FRANKEL'S SUBDIVISION OF BLOCK 7 IN CLARK'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT 09209375, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(PARCEL 2:)

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE L-02, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT 09209375.

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Permanent Index No. 13-14-201-032-0000 (affects the underlying land)
Property Address: 3510 WEST LELAND, unit 2, CHICAGO, IL 60625

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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.

THERE WAS NO EXISTING TENANT IN THIS UNIT, OR THE TENANT IN THIS UNIT PRIOR TO CONSTRUCTION HAS WAIVED ITS RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE SUBJECT UNIT. THEREFORE, NO ONE HAS STATUTORY OPTION TO PURCHASE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

This conveyance is subject to: general real estate taxes for the current year not then due; the Act, Declaration, Plat, By-Laws, easements, covenants, and conditions of record; and the Grantee's mortgage, if any.