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2003-02-10 10:20:25

Cook County Recorder

28.00

Trustee's Deed

*Fka Firststar Bank, N.A.

THIS INDENTURE made this 23rd day of January, 2003 between U.S. Bank, N.A.,* duly authorized to accept and execute trusts within the State of Illinois, not personally but solely 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 10th day of December, 2001 AND known as Trust Number 7540 party of the first part and ORLANDO RUIZ:

Address of Grantee: 2248 South Oak Park Avenue, Berwyn IL 60402

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100----- (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate situated in Cook County, Illinois, to wit:

Unit 2E (P-2) Parkview Condominium Association as delineated on a survey which survey is attached as exhibit A to the Declaration of Condominium recorded as document 0021375173 together with its undivided percentage interest in the common elements, all in Cook County, Illinois of the following described real estate: The South 33 feet of Lot 35 in Oak Park Avenue and 22nd Street Subdivision of that part of Lot 3 in Partition of West 51.49 acres of the West 1/2 of the Northeast 1/4 and the East 41 acres of the East 1/2 of the Northwest 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of Riverside Parkway in Cook County, Illinois.

Commonly known as: 2248 South Oak Park Avenue, Berwyn, Illinois 60402
Permanent Index Number: 16-30-104-039-0000

SUBJECT TO: (SEE SUBJECT TO LANGUAGE ON REVERSE SIDE)

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part forever.

This deed is executed by the party of the first part, as Trustee, 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 one of its officers and attested by another of its officers, the day and year first above written.



U.S. Bank N.A.

as Trustee aforesaid, and not personally

By: Mary Figiel
Mary Figiel, Land Trust Officer

Attest: Angela McClain
Angela McClain, Land Trust Officer

BOX 333-CTI

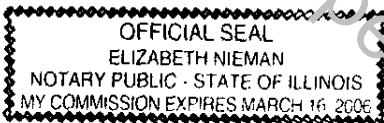
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Mary Figiel, Land Trust Officer of U.S. Bank, N.A., a National Banking Association and Angela Mc Clain, Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank 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 Bank, as Trustee for the uses and purposes, therein set forth.

Given under my hand and Notarial Seal this 24th day of January, 2003.

Elizabeth Nieman
Notary Seal



SUBJECT TO: If any: general taxes for the years ~~2001~~ and 2002 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; road and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any; leases without purchase or renewal options, if any, expiring; Declaration of Condominium.

"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, 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.

Tenant of this unit had no right of first refusal.

Mail recorded Deed to:

Name: Orlando Ruiz

Street Address: 2248 So. Oak Park
#2E-Condo

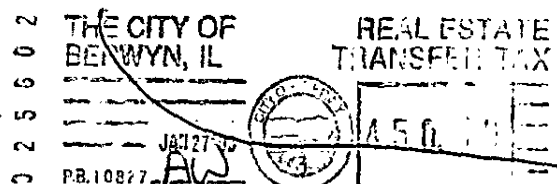
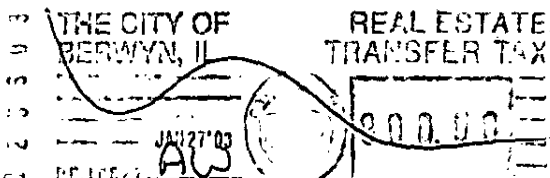
City, State Zip: Berwyn, IL 60402

This instrument prepared by:

M. Figiel

U.S. Bank, N.A.

104 N. Oak Park Avenue
Oak Park, IL 60301



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Property of Cook County Clerk's Office

STATE OF ILLINOIS
GENERAL INDEBTEDNESS TAX
FEB-5-03 DEPT OF TREASURY
135.00

STAMP FEB-5-03
P.O. 11427

30193862