

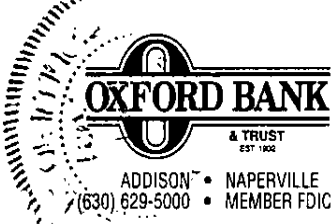
UNOFFICIAL COPY

0030221457

2003/01/18 14:00 Page 1 of 4  
2003-02-14 14:19:20  
Cook County Recorder 30.50



6NT 02-1244  
TRUSTEE'S DEED



The above space for recorders use only

THIS INDENTURE, Made this 17TH day of JANUARY, 2003, between OXFORD BANK & TRUST, 1100 West Lake Street, Addison, Illinois 60101, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement dated MARCH 19, 2003 and known on its records as Trust No. 860, party of the first part, and

KIM CHANDLER AND KANTON WOODARD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
3919 N. FAIRFIELD #2  
CHICAGO, IL 60647

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and zero/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said party(ies) of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED.

PIN: 16-13-402-014

COMMON ADDRESS: 2507-2 WEST HARRISON, CHICAGO, IL 60612

City of Chicago  
Dept. of Revenue  
300124  
02/11/2003 15:00 Batch 05373 113



Real Estate  
Transfer Stamp  
\$1,740.00

STATE OF ILLINOIS  
STATE TAX  
FEB. 11. 03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0023200  
# 000008990  
FP 226660

for affixing Riders and Revenue Stamps

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB. 11. 03  
REVENUE STAMP

875960000  
# 0000096948  
REAL ESTATE  
TRANSFER TAX  
0011600  
FP326670

together with the tenements and appurtenances thereunto belonging.

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

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

# UNOFFICIAL COPY

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 conveying the above described premises (if any there be) of record 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 its Trust Officer and attested by its Vice President, the day and year first above written.

OXFORD BANK & TRUST  
Trustee as aforesaid.

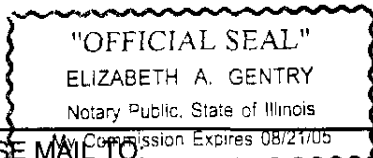
STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS.

By James S. Nowicki  
Assistant Vice President & Trust Officer

Attest: Maggi Harrison  
asst trust officer Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of January, 2003



Elizabeth A. Gentry  
Notary Public.

PLEASE MAIL TO:  
KIM CHANDLER AND KAMTON WOODARD  
2507-2 WEST HARRISON  
CHICAGO, IL 60612

MAIL SUBSEQUENT TAX BILLS TO:  
KIM CHANDLER AND KAMTON WOODARD  
2507-2 WEST HARRISON  
CHICAGO, IL 60612

This Document Prepared By:  
James S. Nowicki  
Trust Officer  
OXFORD BANK & TRUST  
1100 West Lake Street  
Addison, IL 60101  
(708) 629-5000

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Return To:  
American Home Mortgage  
520 Broadhollow Road  
Melville, NY 11747

Prepared By:  
Lilly Zekavica,  
950 North Elmhurst Road  
Mount Prospect, IL  
60056

*02-02 - 1244*

[Space Above This Line For Recording Data]

## MORTGAGE

MIN 100024200002615595

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 31, 2003 together with all Riders to this document.

(B) "Borrower" is Kamton Woodard, a single person, Kim Chandler, a single person.

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

DOC #: 323151

APPL #: 0000261559

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3014 1/01

VMP -6A(IL) (0010)  
Page 1 of 15 UM31 9905.02

Initials: *KW KC*

VMP MORTGAGE FORMS - (800)521-7291



Parcel 1:

Unit 2507-2 in West Harrison Condominium as delineated on the survey of the following described real estate:

Lots 3, 4, 5 and 6 in Block 1 in Carter H. Harrison's addition to Chicago, being in the west half of the northeast quarter of the southeast quarter and the east half of the northeast quarter of the southeast quarter of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document No. 0021428632, together with the undivided percentage interest in the common element.

Parcel 2:

The exclusive right to the use of parking space P-3 (2507), a limited common element, as set orth in the Declaration of Condominium recorded as Document No. 0021428632.

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.