

UNOFFICIAL COPY

00312211

312211 32 001 Page 1 of 3
2000-05-03 13:43:50
Cook County Recorder 25.50

TRUSTEE'S DEED



00312211

2023836/46 CAR
① MCT

THIS INDENTURE, made this 3rd day of NOVEMBER, 1999, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 15th day of DECEMBER, 1998, and known as Trust No. 98-1988, party of the first part, MICHAEL PIERPAOLI AND CANDICE DENZIMAN-PIERPAOLI, HUSBAND AND WIFE, NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, OF 1047 WEST LELAND, CHICAGO, ILLINOIS, and parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of TEN (\$10.00) AND 00/100 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, ~~AND DOBIE AND DOBIE~~, AFORESAID, the following described real estate, situated in COOK County, Illinois, to - wit:

**MICHAEL PIERPAOLI AND CANDICE DENZIMAN-PIERPAOLI
SEE LEGAL DESCRIPTION ATTACHED

P.I.N. 14-17-224-006-0000

COMMONLY KNOWN AS: 4425-4427 N. RACINE, UNIT 1N, CHICAGO, IL 60640

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.

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 walls, 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.

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 Vice President the day and year first above written.

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STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By [Signature]
Attest [Signature]

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 SUSAN L. JUTZI of State Bank of Countryside and WILLIAM KERTH of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VP/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 Bank, for the uses and purposes therein set forth; and the said Vice Pres. did also then and there acknowledge that said President as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument prepared by:
Linda J. Dillon
6734 Joliet Road
Countryside, IL 60525

Given under my hand and Notarial Seal, this 30th day of November, 1999.

[Signature]
Notary Public

OFFICIAL SEAL
ANGELA M RUTLEDGE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 29, 2001

City of Chicago
Dept. of Revenue
225060
05/03/2000 11:57 Batch 07201 46
Real Estate
Transfer Stamp
\$2,062.50

D Name Hennessey & CHAK P.C.
E Street 180 W. WASHINGTON #1700
L City CHICAGO, IL. 60602
I
V Or:
E Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

4425-27 N. RACINE #1N
CHICAGO, IL. 60640

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY -3.00

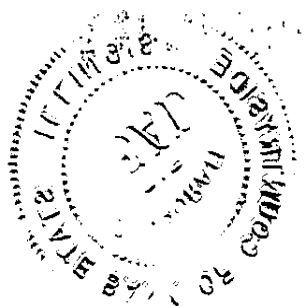
REAL ESTATE
TRANSFER TAX
000002351B
0013750
FP326670

FP326660
0027500
REAL ESTATE
TRANSFER TAX

0000011405

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY -3.00
STATE TAX

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

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PARCEL 1:

UNIT 1N IN THE 4425 NORTH RACINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 328 IN WILLIAM DERRING'S SURRENDEN SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 09041678, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 09041678.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4425 North Racine Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) assessments due to the Association after the Closing Date; and (9) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

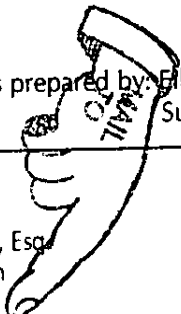
Permanent Index Number: 14-17-224-006-0000

Address of Real Estate: 4425-27 North Racine, Unit 1N, Chicago, Illinois 60640

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,
Suite 2920, Chicago, Illinois 60601

MAIL TO:

Michael J. Hennessey, Esq.
180 West Washington
Suite 200
Chicago, Illinois 60602



SEND SUBSEQUENT TAX BILLS TO:

Michael Piepaoli and Candace Piepaoli
4425 North Racine
Unit 1N
Chicago, Illinois 60640