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2000-05-25 12:49:54
Cook County Recorder 27.00



Mail To:

G. Dean Matsas
5153 N. Broadway
Chicago, IL 60640

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Trustee's Deed made this 5th day of May, A.D. 2000, between LaSalle Bank National Association, formerly known as LaSalle National Bank, Chicago, Illinois, as successor 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 the 4th day of January, 1951 and known as Trust Number 13093 (the "Trustee"), and Son Van Nguyen and Ngan Khanh Pham, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety (the "Grantees")

36ra

(Address of Grantee(s): 2637-2639 W. Balmoral
Chicago, IL)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby conveys and quit claims unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Property Address: 2637-2639 West Balmoral Avenue, Unit 2W, Chicago, Illinois
Permanent Index Number:

Together with the tenements and appurtenances thereunto belonging.
To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

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 (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Exempt under provisions of Paragraph E, Section 4.
Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative

BOX 333-CTJ

20022289 7842961
Mag 4WD
No abstract

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In Witness Whereof, the Trustee 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 Assistant Secretary, the day and year first above written.

**LaSalle Bank National Association,
Formerly known as LaSalle National Bank,
as trustee as aforesaid,**

BY Annette N. Brusca Attest Nancy A. Carlin
Annette N. Brusca Nancy A. Carlin
Vice President Assistant Secretary

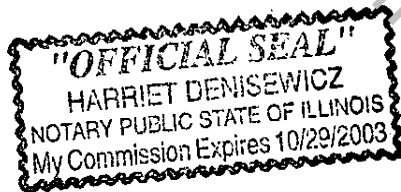
State of Illinois) SS.
County of Cook)

I, **Harriet Denisewicz** a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Annette N. Brusca, Vice President** of LaSalle Bank National Association and **Nancy A. Carlin, Assistant Secretary** thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that she as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as her own and free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of May, 2000.

Harriet Denisewicz
Notary Public

This instrument prepared by:
Harriet Denisewicz, Land Trust Dept.
LaSalle Bank National Association
135 South LaSalle Street
Chicago, Illinois 60603



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LEGAL DESCRIPTION – EXHIBIT “A”

Parcel 1: Unit Number 2W in 2637-2639 West Balmoral Condominium as delineated on a survey of the following described real estate:

Lot 12 (except the East 10.00 feet thereof) and all of Lot 13 in William H. Britigan's Budlong Woods Golf Club Addition, a Subdivision of the South ½ of the West ½ of the Northwest ¼ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois,

Which survey is attached as Exhibit “A” to the Declaration of Condominium recorded as Document No. 00381221 together with its undivided percentage interest in the common elements.

Parcel 2: Exclusive right to the use of Parking Space appurtenant to Unit 2W, as provided in aforesaid Declaration.

“The Purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.”

AND

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”.

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STATEMENT BY GRANTOR AND GRANTEE

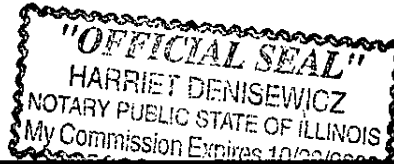
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated the 5th day of May, 2000. Signature: _____
Grantor/Agent

Subscribed and sworn to before
me by the said Grantor Agent
this 5 day of May, 2000


NOTARY PUBLIC

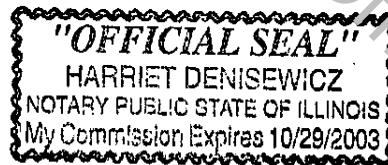


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated the 5th day of May, 2000. Signature: _____
Grantee/Agent

Subscribed and sworn to before
me by the said Grantee Agent
this 5 day of May, 2000


NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class "C" misdemeanor for the first offense and of a Class "A" misdemeanor for subsequent offenses.

[Attach to deed of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]