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0310607098

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/18/2003 11:40 AM Pg: 1 of 3

TRUSTEE'S DEED

**as successor trustee to American National Bank Trust Company of Chicago u/t/a/d 2/28/97 k/a/t/n 122668-05

THIS INDENTURE, WITNESSETH, that as GRANTOR, LASALLE BANK NATIONAL ASSOCIATION, an Illinois corporation, duly organized and existing as a banking association with trust powers, of Chicago, Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking association in pursuance of a certain Trust Agreement dated the 28th day of February, 1997, and known as

FOR RECORDERS USE ONLY

Trust Number 122668-05, party of the first part and, PAULA NIXON, a single woman, of Chicago, Illinois party of the second part,

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and QUIT CLAIM unto said party of the second part, PAULA NIXON, a single woman, the following described real estate, situated in Cook County, Illinois, to-wit:

AMERICAN TITLE
ORDER NUMBER C39140
10F4

3 Rec 7 9

Unit 2, and its undivided percentage interest in the common elements appurtenant thereto, in the 3832 South Wabash Condominium, as delineated on survey of the North 23.52 feet of Lot 1 in Block 3 in Page's Subdivision of the South 10 acres of the West 1/2 of the Southwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, as delineated and defined in the Declaration of Condominium attached as Exhibit "A" to the Declaration of Condominium recorded April 29, 2002 as Document No. 0020486419, in Cook County, Illinois.

Address of Property: Unit 2, 3832 South Wabash, Chicago, Illinois
Permanent Index No.: 17-34-321-036 Vol. 526

SUBJECT TO: The terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any; any easements established by or implied from said Declaration; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act.

The tenant of Unit 2 has waived or failed to exercise the option to purchase the subject unit.

GRANTOR also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, 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 as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

TO HAVE AND TO HOLD the same unto said party 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 following: all unpaid general taxes and special assessments; building lines, building, liquor and other restrictions of record, if any; zoning and building laws and ordinances.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Asst Vice President and attested by its Trust Officer this 19th day of August, 2002.

ATTEST:

By: *[Signature]*
Trust Officer

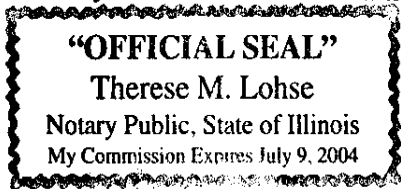
LASALLE BANK NATIONAL ASSOCIATION,
as Trustee aforesaid not personally

By: *Nancy A Carlin*
Asst Vice President

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy A Carlin, Asst Vice Pres. and Harriet Denisevicz Trust Officer of LASALLE BANK NATIONAL ASSOCIATION, as Trustee under Trust Agreement dated February 28, 1997 and known as Trust No. 122668-05, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst Vice Pres and Trust Officer Secretary, 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 banking association, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19 day of August, 2002.



Therese M. Lohse
Notary Public

MAIL SUBSEQUENT TAX BILLS TO:

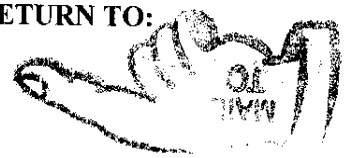
Ms. Paula Nixon
Unit 2
3832 South Wabash
Chicago, Illinois 60653

THIS INSTRUMENT PREPARED BY:

William B. Phillips, Esq.
Levin, McParland & Phillips
180 North Wacker Drive
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Ms. Paula Nixon
Unit 2
3832 South Wabash
Chicago, Illinois 60653



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The deed to the subject unit must contain the following language: '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 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.'

City of Chicago
Dept. of Revenue
304528
04/08/2003 09:53 Batch 02256 / 5



Real Estate
Transfer Stamp
\$1,267.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR-0'32
P.B. 10847



84.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR-0'32
P.B. 10847
69.00



Property of Clerk's Office