

UNOFFICIAL COPY



Chicago Title Insurance Company

TRUSTEE'S DEED
ILLINOIS STATUTORY

MT 250107
1003A

14



0323126194

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/19/2003 12:46 PM Pg: 1 of 3

THE GRANTOR, Vincent Fung as Trustee of the Vincent Fung Trust dated 06-30-93, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantor as the Trustee of said Trust and of every other power and authority the Grantor hereunto enabling, CONVEYS and QUIT CLAIMS to Stephanie C. Stephens (GRANTEE'S ADDRESS) 3252 W. Cullom # 3, Chicago, Illinois 60618 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY

3

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.


SUBJECT TO: Covenants, conditions and restrictions of record; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; applicable zoning and building laws or ordinances; rights and easements set forth in the Declaration including any and all amendments and exhibits thereto; provisions of the Condominium Property Act of Illinois; acts done or suffered by Buyer(s), or anyone claiming by, through, or under Buyer(s); and liens and other matters as to which Mercury Title Company commits to insure Buyer(s) against loss or damage.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-14-406-022-0000

Address(es) of Real Estate: 3252 W. Cullom, Unit 3252-3 & P-3, Chicago, Illinois 60618

Dated this 15 day of AUGUST, 2003

 (SEAL)

Vincent Fung as trustee of
Vincent Fung Trust dated 06-30-93

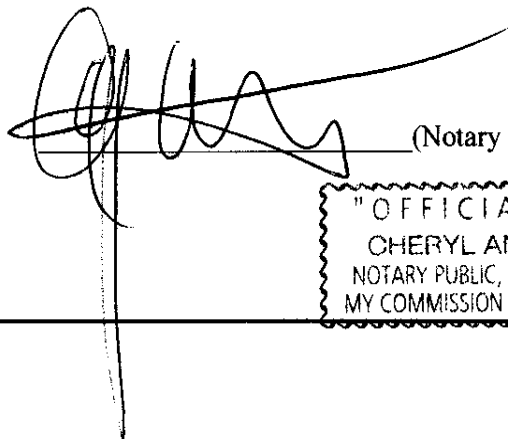
_____ (SEAL)

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vincent Fung, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of August, 2003



(Notary Public)

"OFFICIAL SEAL"
CHERYL ANN NUTLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/10/2003

Prepared By: THOMAS J. MORAN LAW OFFICE
6201 W. TOUHY, # 209
CHICAGO, Illinois 60646

Mail To:

Stephanie C. Stephens
3252 W. Cullom, #3
Chicago, Illinois 60618

James D. Zazakis, Esq.
4334 N. Hazel Suite 110
Chicago, IL 60613

Name & Address of Taxpayer:

Stephanie C. Stephens
3252 W. Cullom, Unit 3252-3
Chicago, Illinois 60618

City of Chicago
Dept. of Revenue
315914



Real Estate
Transfer Stamp
\$1,522.50

08/18/2003 14:14 Batch 07230 136

STATE OF ILLINOIS
STATE TAX
AUG. 18. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000055479
REAL ESTATE
TRANSFER TAX
0020300
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 18. 03
REVENUE STAMP

0000110080
REAL ESTATE
TRANSFER TAX
0010150
FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3252-3 IN THE 3250-3252 WEST CULLOM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 26 IN BLOCK 79 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0322532026, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0322532026.

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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL