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0324241033

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/02/2003 08:39 AM Pg: 1 of 3

TRUSTEE'S DEED

This Indenture, made this 23rd day of July, 2003, between Cole Taylor Bank*, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 1st day of September, 192000, and known as Trust No. 4416, party

of the first part, and Matthew William Cullen and Elizabeth Cullen, his wife, as ** parties of the second part. Walsh

Address of Grantee(s): 2421 North burling, Chicago, Il.

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part,

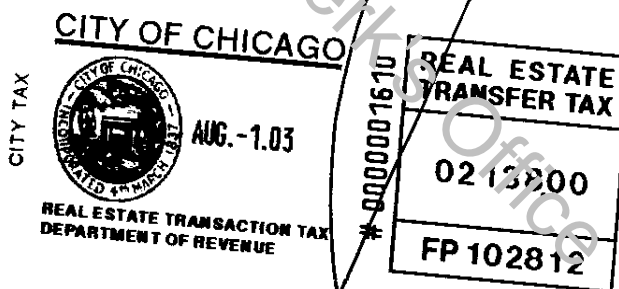
** Joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

* Successor Trustee to Corus Bank

First American Title

Order # 55554



P.I.N. 17-07-201-022

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to 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.

See Reverse

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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 Trust Officer, the day and year first above written.

COLE TAYLOR BANK

As Trustee, as aforesaid,

By: _____

Vice President

Attest: _____

Trust Officer

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 Kenneth E. Piekut, Vice President, and Mario V. Gotanco, Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such _____ Vice President and Trust Officer 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of July, 192003.



Notary Public

060429

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG-8'03

DEPT. OF
REVENUE

28500

142.50



Cook County

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
AUG-03
P.B. 10842

043723

Mail To:

DANIEL QUINN, ATT.
822 HILLGROVE 2ND FL.
WESTERN SPRINGS, IL.
60558

Address of Property:

741 N. Wolcott, Unit No. 1 and PU-1
Chicago, IL.

This instrument was prepared by:
Kenneth E. Piekut

COLE TAYLOR BANK

111 W. Washington, Chicago, IL. 60602

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 AND PARKING UNIT PU-1, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 741-745 NORTH WOLCOTT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JUNE 6, 2002 AS DOCUMENT NUMBER 0020635906, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS, AND THE OPERATION OF FIRE ESCAPE DEVICE OVER AND UPON THE NORTH 4 FEET OF LOTS 13, 14, AND 15 (EXCEPT THE NORTH 60 FEET THEREOF) IN JOHN NICOLSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 IN CANAL TRUSTEES SUBDIVISION, AS CONTAINED IN DECLARATION OF EASEMENTS RECORDED SEPTEMBER 27, 1999 AS DOCUMENT 99912172, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 741 North Wolcott, Unit No. 1, Chicago, Illinois 60622

P.I.N.: 17-07-201-022

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) the Condominium Declaration and Illinois Condominium Property Act; (c) public, private and utility easements and buildings set back lines of record; (d) zoning and building laws and ordinances; (e) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser; (f) covenants, conditions and restrictions of record which do not interfere with the intended use of the Property as residential condominium unit and which do not provide for forfeiture or reversion in the event of a breach; (g) special taxes or assessments, if any, for improvements not yet completed; and installments, if any, not due at the date hereof for any special tax or assessment for improvements heretofore completed; and (h) acts done or suffered by Purchaser, or persons claiming by or through Purchaser.

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.

THERE WAS NO TENANT OCCUPYING THE UNIT WITH AN OPTION TO PURCHASE UNDER THE ILLINOIS CONDOMINIUM PROPERTY ACT, SAID UNIT HAVING BEEN VACATED PRIOR TO COMMENCEMENT OF THE CONVERSION PROCESS.