

UNOFFICIAL COPY



Doc#: 0325339152
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/10/2003 03:18 PM Pg: 1 of 4

AT

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#03-05137

MAIL TO:

1064

KENT ELLIOTT MOUIT
100 N LASALLE ST
SUITE 1010
CHICAGO, IL 60602

THIS INDENTURE MADE this 11th day of August, 2003 between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, as 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 27th day of August, 2002, and known as Trust Number 17407, party of the first part and David Latchana and Kelly Collins ~~* taking not as tenants in common, nor as joint tenants, but as tenants by the entirety, * Husband & wife~~ whose address is 4261 W. Four Lakes Drive, Linden, MI 48451 party of the second part.

PREMIER TITLE

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 14-19-308-038-0000 and 14-19-308-039-0000

Common Address: 2338 W. Roscoe, Unit 2W and Parking P-2, Chicago, IL 60657

Subject To: See Attached

together with the tenements and appurtenances thereunto belonging.

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 pursuant to and in the exercise of 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 given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 T.O. and attested by its A.T.O. the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, A.T.O.

By: Patricia Ralphson
Patricia Ralphson, T.O.

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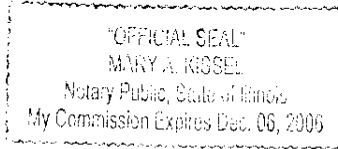
STATE OF ILLINOIS COUNTY OF COOK }

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the **STANDARD BANK AND TRUST COMPANY** and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T.O. and A.T.O., respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said A.T.O. did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 11th day of August, 2003.

Mary A. Kissel
NOTARY PUBLIC

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th St.
Hickory Hills, IL 60457



TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

Property of Cook County Clerk's Office

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Legal description:

PARCEL 1:

UNIT 2W IN THE 2338 W. ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 26 AND 27 IN BLOCK 8 IN C.T. YERKES' SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼, THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0319734103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0319734103.

PIN: 14-19-308-038-0000 and 14-19-309-039-0000

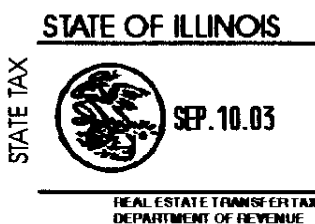
Common Address: 2338 W. Roscoe, Unit 2W and Parking P-2, Chicago, IL 60657

City of Chicago
Dept. of Revenue
317930
09/10/2003 13:16

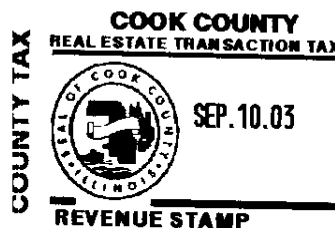


Real Estate
Transfer Stamp
\$3,000.00

Batch 07236 90



# 000055801	REAL ESTATE TRANSFER TAX
	00400.00
	FP326660



# 0000111771	REAL ESTATE TRANSFER TAX
	00200.00
	FP326670

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Subject to language:

“(a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

“There was no tenant in the unit, and therefore the tenant had no right of first refusal.

“Grantor also hereby grants to the grantee, its successors and assigns, as rights and easement 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 hererin.”

Property of Cook County Clerk's Office