

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)



Doc#: 0325435114  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/11/2003 09:36 AM Pg: 1 of 3

THIS INDENTURE, made this 15 th  
day of July, 2003, between  
Stanley Y. O. Chan and  
Nancy H. Chan Trustees under  
Trust Agreement dated the 8 th  
day of January, 19 92 and known as  
the Stanley Y. O. Chan and Nancy H.  
Chan Trust dated January 8, 1992,  
grantors, and

J.  
^  
JOSEPH PALUMBO  
2543 N. Southport, Chicago, IL 60614

WITNESSETH, That grantor s, in consideration of the sum of TEN and NO/100THS (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor s as said Trustees and of every other power and authority the grantors hereunto enabling, do hereby convey and quit claim unto the grantee in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to: General Real Estate Taxes for 2002 and subsequent years; covenants, conditions and restrictions of record; together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 17-10-203-027-1049

Address(es) of real estate: #1309, 233 E. Erie, Chicago, IL 60611

IN WITNESS WHEREOF, the grantor s, as Trustee s as aforesaid, have here unto set their hand s and seal s the day and year first above written.

Stanley Y. O. Chan (Seal)  
Stanley Y. O. Chan  
as Trustee as aforesaid

Nancy H. Chan (Seal)  
Nancy H. Chan  
as Trustee as aforesaid

BOX 333-CT1

10 of 2  
LN 20205745  
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STATE OF ILLINOIS

}SS.

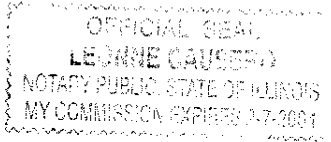
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stanley Y. Q. Chan and Nancy H. Chan personally known to me to be the same person s whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t he y signed, sealed and delivered the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 th day of July, 2003.

Commission expires 2-7-04

Leanne Causey  
Notary Public



This instrument was prepared by:

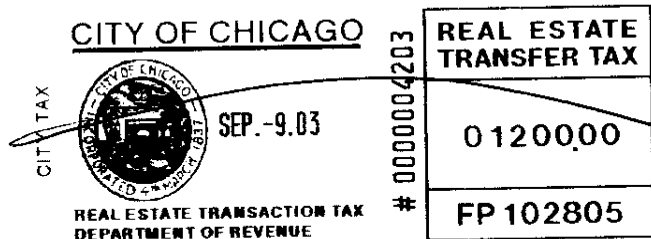
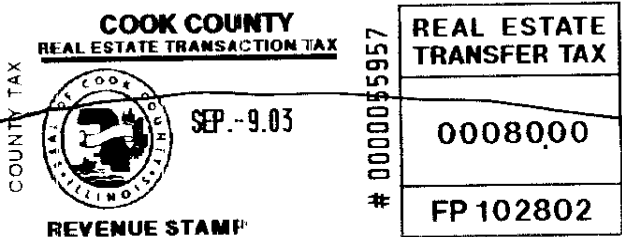
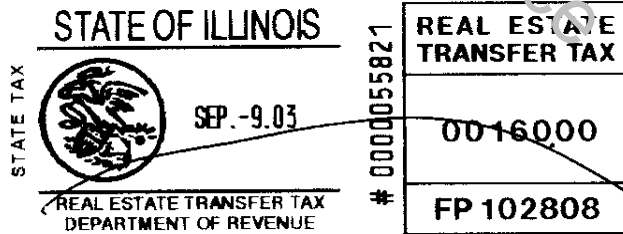
CHRISTOPHER S. NUDO, Nudo, Poteracki & Assoc.  
1700 Higgins Rd., #650, Des Plaines, IL 60018

MAIL TO:

John Neumann, Esq.  
Jones Day  
77 W. Wacker  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Joseph Palumbo  
#1309, 233 E. Erie  
Chicago, IL 60611



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PARCEL 1: UNIT 1309 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 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 NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.