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03-1113

TRUSTEE'S DEED

MB Financial Bank, N.A.
1200 North Ashland Avenue
Chicago, IL 60622



Doc#: 0328227196
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/09/2003 04:33 PM Pg: 1 of 3

THIS INDENTURE, made this 5th day of September, 2003, between MB Financial Bank, N.A., a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 24th day of January, 2002, and known as Trust No. 3059 party of the first part, and Michael and Leticia Phocas, Tenancy by the Entirety parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description:

See Attached

City of Chicago

Dept. of Revenue

320686

10/09/2003 11:46 Batch 14308 15



Real Estate

Transfer Stamp

\$1,788.75

Together with the tenements and appurtenances thereunto belonging.

PIN: 16-13-234-029, 030, 031, 032, 033

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, and benefit of said party of the second part.

Grantee's Address 907 S. Claremont, Chicago, Illinois 60612

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 liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession. 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.

MB Financial Bank, N.A., as Trustee as aforesaid, and not personally

By Richard J. Stiles ^{Asst.} VICE-PRESIDENT

Attest Richard A. Poyanich TRUST OFFICER

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STATE OF ILLINOIS
COUNTY OF COOK

I, Ana Coors
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Richard S. Witek ^{Asst.} Vice-President of MB Financial Bank, N.A., and
Patrick Paganiba Trust Officer of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument 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, and as the free and voluntary act of said Bank, for the 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.

This instrument was drafted by

MB Financial Bank

1200 N. Ashland Ave

Chicago, Ill. 60602

Given under my hand and Notarial Seal this 3rd day of September 20 03

Ana L. Coors
Notary Public



INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

D
E
L
I
V
E
R
Y

T
O:

NAME

Katharine BARR Tylet

STREET

53 W. Jackson St # 725

CITY

Chicago, Ill. 60604

2440 West Harrison, Ill 60612

Chicago, Illinois 60612

County Clerk's Office

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Parcel 1:

Unit 2440-2 in the 2440-48 West Harrison Condominiums as delineated on the survey of the following described parcel of real estate: Lots 5, 6, 7, 8 and 9 in J.L. Campbell's subdivision of the South 1/2 of Lots 15 and 18 of Block 5 of Rockwell's addition to Chicago, being the Northeast 1/4 of Section 13, Township 39 North, Range 13, and West 1/2 of the Northwest 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0324710125.

Parcel 2:

The exclusive right to the use of parking space P-1, a limited common element, as set forth in the Declaration of Condominium recorded as Document Number 0324710125

Commonly Known As: 2440-2 West Harrison
Chicago, Illinois 60612

P.I.N.: 16-13-234-029, 030, 031, 032, 033

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, aforesaid, 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.

