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TRUSTEE'S DEED

After Recording Mail To:

DS24620

Thomas Lognas

334<u>5</u>339**4**

Doc#: 0334533094

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 12/11/2003 08:54 AM Pg: 1 of 3

Name and Address of Taxpayer: THE THOMAS J. LEONARD LIVING TRUST DATED JUNE 2, 2003
3113 W Lawrence #B-302

Chicago, IL 60625

THIS INDENTURE, made this SEPTEMBER 25, 2003 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Peeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated 10/19/20 00, and known as Trust Number 11-5695, Party of the First Part, and THOMAS J. LEONARD or MARY A. LEONARD, Trustees or their successors in interest under the THOMAS J. LEONARD LIVING TRUST DATED JUNE 2, 2003 and any amendments thereto, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

UNIT **B-302** AND **P-17** IN 3111-17 W. LAWRENCE CONDOMINUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 TO 7 INCLUSIVE IN BLOCK 35 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEP? THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2002 AS DOCUMENT 20942365, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN# 13-13-101-002-0000 (affects this and other property)

PROPERTY ADDRESS:

3111-17 W LAWRENCE AVENUE

CHICAGO, IL 60625

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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

BOX 333-UTI

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Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

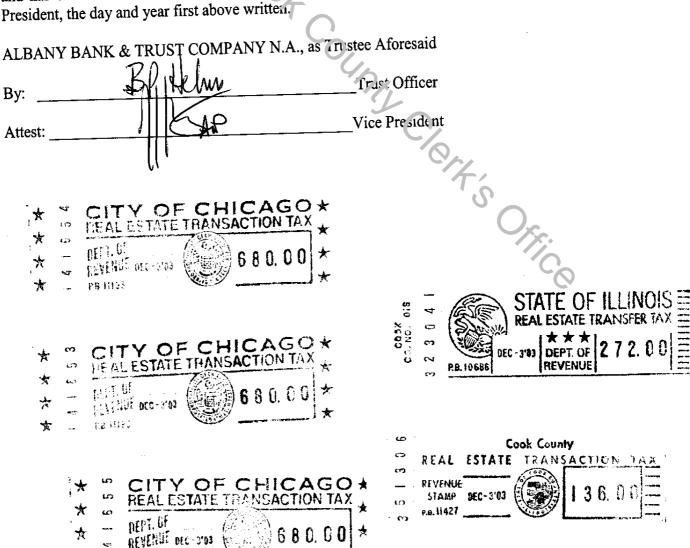
SUBJECT TO: general real estate taxes for the current year not then due; the Act, Declaration, Plat, and By-Laws; easements, covenants and conditions of record; the Grantee's mortgage, if any.

Which survey is attached as exhibit "D" to the declaration of condominium recorded as document number 0020942365 and as amended, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

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 successor s 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.

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 Trust Officer and attested by its Vice President, the day and year first above written.



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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 the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal, this SEPTEMBER 25, 2003

Notary Public

"OFFICIAL SEAL"

JULIA SHIMIZU

NOTARY PUBLIC STATE OF ILLINOIS

My Commission Expires 03/27/2004

Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Julie Shimizu, Administrative Assistanc, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BANK.

MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.