

TRUSTEE'S DEED

After Recording Mail To:

Thomas Leonard



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

HD S240203

AB

200

171

CD

sub

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 Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated 10/19/2000, 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 CONDOMINIUM 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 (EXCEPT 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-CT1

UNOFFICIAL COPY

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 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.


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.


ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid


By: [Signature] Trust Officer

Attest: [Signature] Vice President

★ 141654 ★
 CITY OF CHICAGO ★
 REAL ESTATE TRANSACTION TAX ★
 DEPT. OF REVENUE DEC-3'03 ★
 PB.11193 ★  680.00 ★

★ 141653 ★
 CITY OF CHICAGO ★
 REAL ESTATE TRANSACTION TAX ★
 DEPT. OF REVENUE DEC-3'03 ★
 PB.11193 ★  680.00 ★

★ 141655 ★
 CITY OF CHICAGO ★
 REAL ESTATE TRANSACTION TAX ★
 DEPT. OF REVENUE DEC-3'03 ★
 PB.11193 ★  680.00 ★

COOK CO. NO. 018
 323041

 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEC-3'03 DEPT. OF REVENUE 272.00
 P.B. 10686

351306
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP DEC-3'03 136.00
 P.B. 11427 