

UNOFFICIAL COPY

04020918

THIS INDENTURE, Made this 28th day of November, 1994, between Lakeside Bank, Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 6th day of October 1993, and known as Trust Number 10-1583 party of the first part, and Yiu Tong Chiu and Danna Xie Chiu, as joint tenants with rights of survivorship,

*[Handwritten initials]*

3647 S. Seeley Chicago, IL 60609 party of the second part.

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 considerations in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Legal description attached hereto as Exhibit A and made a part hereof. Subject to: the Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof. Subject to: Exhibit C attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS FILED FOR RECORD

NOV 6 9 50 AM '94

04020918

together with the tenements and appurtenances thereto belonging.

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

Subject to: Usual Covenants, Conditions and Restrictions of record.

Mail to:  
John Wu  
33N. La Salle St.  
Chicago Ill. 60602

This deed is executed by party of the first part, pursuant to and in the exercise of the 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 any trust deeds, mortgages, and any other liens of record, if any, in said county.

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 Trust Officer and attested by its Assistant Secretary, the day and year first above written.

Lakeside Bank  
As Trustee as aforesaid,

By *[Signature]*  
Vice President/Trust Officer

Attest *[Signature]*  
Assistant Secretary Vice-President

04020918

NOV 11 1994

RECORDED

BOX 333-CT1

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04020918

04020918

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

53.

I, the undersigned  
A NOTARY PUBLIC in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY, that Burtin L. Messier  
Vice President/Trust Officer of the Lakeside Bank,  
and John Wang

Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers 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 Assistant Secretary did also then and there acknowledge that she any custodian of the corporate seal of said bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of November, 1094.

Mary C. Adler  
Notary Public

OFFICIAL SEAL  
MARY C. ADLER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9-8-98

COOK  
36-NOV-016  
233940

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC-5 '94 DEPT. OF REVENUE  
146.00  
RB.10595

098676

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
DEC-5 '94  
73.00  
PB.17424

04020918

★ 078507  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC-5 '94 ★  
★ 547.50 ★  
★ RB.11125 ★

★ 078503  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC-5 '94 ★  
★ 547.50 ★  
★ RB.11125 ★

Box \_\_\_\_\_

TRUSTEE'S DEED

As Trustee under Trust Agreement TO \_\_\_\_\_

UNOFFICIAL COPY

Property of Cook County Clerk's Office

John L. Wu, Esq.  
33 N. Kaselle St., #2310  
Chicago, IL 60642

Mailed To :

*[Handwritten signature and scribbles]*

RT602060

# UNOFFICIAL COPY

04020919

## EXHIBIT A

### PARCEL 1:

UNIT 2174-A IN THE 2174 SOUTH CHINA PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND 4 IN JADE GARDEN UNIT 1, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993, AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94931641 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN AND BY DEED RECORDED AS DOCUMENT NO. 04020319

Commonly known as: 2174-A South China Place, Chicago IL 60616  
P.I.N. part of: 17-21-508-028, -038

04020919

Clerk's Office

# UNOFFICIAL COPY

04020918

## EXHIBIT B

### PERMITTED EXCEPTIONS

IF ANY, (1) general real estate taxes not due and payable at the time of Closing; (2) the Declaration, Articles and By-Laws of the Condominium Association and of the Jade Garden Master Homeowners' Association, including all amendments and exhibits thereto; (3) applicable zoning and building laws and ordinances including Planned Unit Development; (4) Purchaser's mortgage and any other acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) easements, agreements, conditions, covenants and restrictions of record, if any, including covenants limiting the rights of owners of the land to contest valuation of the real estate as described in Paragraph 23 of that certain Jade Garden Condominium Purchase Agreement dated \_\_\_\_\_, 199\_\_\_\_, executed by Yiu Tong Chiu and Danna Xie Chiu, and any amendments or addenda thereto (the "Purchase Agreement"); (6) leases, licenses and easements affecting the Common Area; (7) party wall agreements; (8) the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the Property; (9) other matters as shown in Exhibit G of the Purchase Agreement; (10) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser; and (11) Jade Garden Master Homeowners' Association formed for Adjacent Community Areas for the common benefit of all Associations and Owners.

County Clerk's Office

04020918

# UNOFFICIAL COPY

04020918

## EXHIBIT C

The real estate described in Exhibit A of this Trustee's Deed has at all times prior to the date hereof been vacant, and said real estate has not been previously leased or otherwise occupied by any tenant.

Grantor also hereby grants to the Grantee, its successors and assigns, all 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 Ownership for 2174 South China Place Condominium recorded November 2, 1994 as document no. 94931641, 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 Trustee's 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.

County Clerk's Office

04020918