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Doc#: 0403514030
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/04/2004 08:41 AM Pg: 1 of 4

TRUSTEE'S DEED

First American Title
Order # 145857

15 1028

THIS INDENTURE, made this 3rd day of December, 2003, between State Bank of Countryside, a banking corporation of Illinois, 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 16th day of January, 2003, and known as Trust No. 03-2485, party of the first part and MATTHEW WILLIAM CULLEN and ELIZABETH CULLEN, husband and wife, as joint tenants, of 2421 N. Burling, Chicago, IL, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, MATTHEW WILLIAM CULLEN and ELIZABETH CULLEN, husband and wife, as joint tenants, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 13-13-325-015

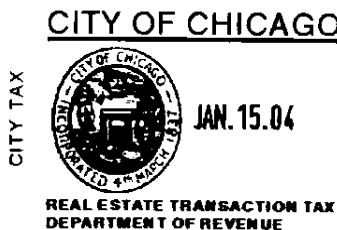
Commonly known as 4017 North Troy, Unit 2E, Chicago, Illinois

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

Together with the tenements and appurtenances thereunto belonging.

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



# 0000004667	REAL ESTATE TRANSFER TAX
	0141000
	FP 102812

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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.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By Joan Micka

Attest _____

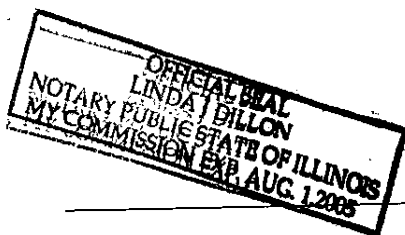
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Vice President 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, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 3rd day of December, 2003.



Linda J. Dillon
Notary Public

D Name DANIEL QUINN,
E ATTY.
L Street 822 HILLGROVE, 2ND FL.
I
V City WESTERN SPRINGS, IL
E 60558
R Or:
Y Recorder's Office Box Number


For Information Only
Insert Street and Address of Above
Described Property Here
4017 N. Troy, Unit 2E
Chicago, IL

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Property of Cook County Clerk's Office

0 0 0 5 3 3

FB-10842



JAN-8-8


STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX

88.00

Cook County TRANSACTION TAX

REAL ESTATE TRANSFER TAX

94.00



REAL ESTATE REVENUE FEB--8

STAMP

FB-10847

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NO. 2E, IN 4015-4017 NORTH TROY YELLOW BRICK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 29 AND THE SOUTH HALF OF LOT 30, IN BLOCK 2, IN BALDWIN DAVIS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 8, 2003, AS DOCUMENT NO. 0322032000 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4017 North Troy, Unit No. 2E, Chicago, Illinois 60618

P.I.N.: 13-13-325-015

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) the Condominium Declaration and Illinois Condominium Property Act; (c) public, private and utility easements and buildings set back lines of record; (d) zoning and building laws and ordinances; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (f) covenants, conditions and restrictions of record which do not interfere with the intended use of the Property as residential condominium unit; (g) special taxes or assessments, if any, for improvements not yet completed; and installments, if any, not due at the date hereof for any special tax or assessment for improvements heretofore completed, and (h) acts done or suffered by Purchaser, or persons claiming by or through Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THERE WAS NO TENANT OCCUPYING THE UNIT WITH AN OPTION TO PURCHASE UNDER THE ILLINOIS CONDOMINIUM PROPERTY ACT, SAID UNIT HAVING BEEN VACATED PRIOR TO COMMENCEMENT OF THE CONVERSION PROCESS.