

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 0406842250
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/08/2004 12:03 PM Pg: 1 of 3

818 7338 ADZ

THIS INDENTURE Made this 1st day of March, 2004, between **FIRST MIDWEST BANK**, Joliet, Illinois, as successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of August, 2002, and known as Trust Number 6880, party of the first part and **MARK KOPPEL**, of 933 W. Van Buren Street, Chicago, IL 60614, party of the second part. *3*

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 convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

together with the tenement and appurtenances thereunto belonging.

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

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2003 and subsequent; and see attached Exhibit "B".

2nd inst.
This deed is executed 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 every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 Trust Officer, the day and year first above written.

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: *Eugene Moore*
Trust Officer

Attest: *Tony J. Deary*
Trust Officer

Box 400-CTCC

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STATE OF ILLINOIS,

Ss:

COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and TERRY G. BEADLEY, the attesting Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting 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 attesting Trust Officer did also then and there acknowledge that he is custodian of the corporate seal of said Bank and affix the said corporate seal of said Bank to said instrument as his 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 seal this 1st day of March, A.D. 2004.
LINDA G. RUDMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/30/07

Linda G. Rudman
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Linda G. Rudman
First Midwest Bank, Trust Division
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

2124 N. Hudson, Unit 203
Chicago, IL 60614

PERMANENT INDEX NUMBER


14-33-123-031-0000; 14-33-123-035-0000

AFTER RECORDING
MAIL THIS INSTRUMENT TO


Michelle Laiss
1530 W. Fullerton Avenue
Chicago, IL 60614

MAIL TAX BILL TO


Mark Koppel
2124 N. Hudson, Unit 203
Chicago, IL 60614

STATE OF ILLINOIS
STATE TAX

MAR.-5.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000031
REAL ESTATE TRANSFER TAX
00277.00
FP 103024

COOK COUNTY
COUNTY TAX

MAR.-5.04
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000000032
REAL ESTATE TRANSFER TAX
00138.50
FP 103022

CITY OF CHICAGO
CITY TAX

MAR.-5.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000015
REAL ESTATE TRANSFER TAX
02078.00
FP 103023

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 2124-203 IN THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH ½ OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0324732145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Numbers: 14-33-123-031-0000
14-33-123-035-0000

Address of real estate: 2124 N. Hudson, Unit 203, Chicago, Illinois

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 set forth in said Declaration 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.

EXHIBIT "B"

SUBJECT TO:

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 and also to: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration of Condominium and By-Laws aforesaid; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, provided non of the foregoing materially adversely affect Grantee's habitability of the Unit; and (8) the Condominium Property Act of Illinois, City of Chicago Condominium Ordinance; and (9) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.