

# UNOFFICIAL COPY



Doc#: 0407018020  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/10/2004 09:51 AM Pg: 1 of 3

## TRUSTEE'S DEED

*10/10/04*

*2052943 MTC Timn*

**M.G.R. TITLE**

THIS INDENTURE, made this 16th day of February, 2004, 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 25th day of September 2001, and known as Trust No. 01-2344, party of the first part, and FARAH TOPPS and MIHIR KOTHARI, husband and wife, as joint tenants, of 1344 North Dearborn, Chicago, Illinois, 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, FARAH TOPPS and MIHIR KOTHARI, husband and wife, as joint tenants, the following described real estate, situated in Cook County, Illinois.

See Legal Description Attached.

P.I.N. 14-06-215-051-0000

Commonly known as 6056 N. Hermitage, Unit 1, Chicago, IL

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.

Real Estate  
Transfer Stamp  
\$3,105.00



City of Chicago  
Dept. of Revenue  
332564

03/05/2004 12:28 Batch 02254 19

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR.-5.04

REVENUE STAMP

# 0000124199

REAL ESTATE  
TRANSFER TAX

00207.00

FP326670

STATE TAX

STATE OF ILLINOIS



MAR.-5.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001760

REAL ESTATE  
TRANSFER TAX

00414.00

FP326660

3

# UNOFFICIAL COPY

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 *[Signature]*

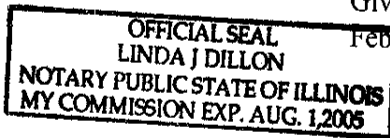
STATE OF ILLINOIS,  
COUNTY OF COOK

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 16th day of February, 2004.



*Linda J. Dillon*  
Notary Public

D Name *Karen Grad*  
E  
L Street *1946 Lehigh-Unit E*  
I  
V City *Glenview, IL 60025*  
E  
R Or:  
Y Recorder's Office Box Number

For Information Only  
Insert Street and Address of Above  
Described Property Here

6056 N. Hermitage, Unit 1  
Chicago, IL

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1 IN 6056 NORTH HERMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 16 IN BLOCK 3 IN KEMPER'S HIGH RIDGE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECLDRD IN BOOK 46 OF PLATS PAGE 24, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0336427132, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND G-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0336427132.

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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL