

TRUSTEE'S DEED

UNOFFICIAL COPY

Cosmopolitan Bank and Trust Successor Trustee to Cosmopolitan National Bank of Chicago The above space for Recorder's 04083373

1992
5142 6554 pm

Grantor, COSMOPOLITAN BANK AND TRUST a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain Trust Agreement dated the 25th day of September 19 87 and known as Trust Number 28293 in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to Herminia C. Guerrero

of 777 N. Michigan Avenue - Unit 3104, Chicago, Illinois 60611 the following described real estate in COOK County, Illinois, together with the appurtenances attached thereto:

Unit 1407 and parking space No. 53, a limited common element, in Michael's Terrace Condominium as delineated and defined in the Declaration recorded as Document Number 91074681, as amended (the "Declaration of Condominium") and located in Lots 104, 105 and 106 in Sheldon's Subdivision of Lots 61 to 90, both inclusive, in Bronson's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with its undivided percentage interest in the common elements.
SUBJECT TO: See Exhibit B attached hereto which is expressly incorporated herein and made a part hereof.

04083373

ALSO SEE EXHIBIT C for additional language regarding this deed.

DEPT-01 RECORDING \$27.50
T49999 TRAN 6665 12/30/94 09145100
#1370 # DW * - 04 - 083373
COOK COUNTY RECORDER

RECORD THIS DEED

PIN: 17-04-215-071-1080 Volume 498

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as trustee as aforesaid, has caused this trustee's deed to be signed by its Vice President Alice A. Lanham and its corporate seal to be affixed hereto and attested by its Teri M. Doran - Land Trust Administrator this 21st day of December, 19 94.

COSMOPOLITAN BANK AND TRUST
as Trustee as aforesaid, and not personally.



By: Alice A. Lanham
Asst. Vice President ~~not Trust Officer~~

Attest: Teri M. Doran
~~not Trust Officer~~ - Land Trust Administrator

State of Illinois }
County of Cook } SS



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Alice A. Lanham Asst. Vice President ~~not Trust Officer~~ of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Teri M. Doran ~~not Trust Officer~~ Land Trust Administrator of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President ~~not Trust Officer~~ and Land Trust Administrator respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ~~not Trust Officer~~ Land Trust Administrator then and there acknowledge that he/she as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his/ her free and voluntary act, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

DOCUMENT NUMBER

04083373

This instrument was prepared by Spring Alexander Land Trust Department Cosmopolitan Bank and Trust 801 North Clark Street Chicago, Illinois 60610-3287

GIVEN under my hand and notarial seal this 21st day of December, 19 94.
Brian E. Oczko
Notary Public

1309 N. Wells Street - Unit 1407
Parking Space Number 53
Chicago, Illinois 60610
Street address of above described property.

Mail to Herminia C. Guerrero FORM 2006
1309 N. Wells Street
Chicago, Illinois 60610

2750

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Property of Cook County Clerk's Office

046185

REORDER ITEM # PS4 LABEL

CITY OF CHICAGO



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0.05

CITY OF CHICAGO



50000

95-95

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO



50000

95-95

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

125300

REAL ESTATE TRANSACTION TAX



0787

REVENUE STAMP

REORDER ITEM # PS4 LABEL

STATE

CITY OF CHICAGO



18120

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

04083373

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EXHIBIT B

SUBJECT TO:

(a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1994 not yet due and payable and taxes for 1995 and subsequent years; (j) assessments established pursuant to the Declaration of Condominium; (k) applicable zoning laws and ordinances; and (l) encroachments (if any) which do not render title to the Unit unmarketable.

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12/07/94

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EXHIBIT C

Initial Transfer Language

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, 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.

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12/07/94

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