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TRUSTEE'S DEED

Doc#: 0408529151
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/25/2004 11:51 AM Pg: 1 of 3

THIS INDENTURE, made this 16th day of February, 2004, between *Charles F. Moles and Mary M. Moles, Successor Trustees under the Rosalie H. Moles Trust dated 02/03/77, as amended*, 175 East Delaware Place, No. 6201, Chicago, Illinois 60611 ("Grantor"), and *Armando Ruiz and Mercedes Fontaine*, Husband and Wife, of 600 North McClurg Court, No. 3802-A, Chicago, Illinois 60610 ("Grantees").

LOF3

WITNESSETH: The Grantor, in consideration of the sum of Ten and No/100's Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustees, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit: (See reverse side for Legal Description).

CND

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number (PIN): 17-03-220-020-1355

Address(es) of Real Estate: 175 East Delaware Place, No. 6201, Chicago, Illinois 60611

DAC

IN WITNESS WHEREOF, the Grantor, Rosalie H. Moles Trust dated February 3, 1977, as amended, Charles F. Moles and Mary M. Moles, Successor Trustees, hereunto set their hands and seals the day and year first above written.

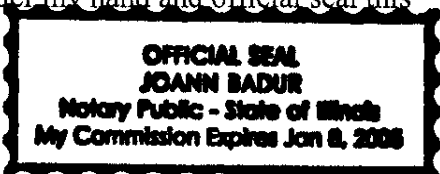
SA 3063008

Charles F. Moles
Charles F. Moles, Successor Trustee of the Rosalie H. Moles Trust dated 02/03/77, as Amended

Mary M. Moles
Mary M. Moles, Successor Trustee of the Rosalie H. Moles Trust dated 02/03/77, as Amended

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Charles F. Moles and Mary M. Moles, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they, as Successor Trustees of the Rosalie H. Moles Trust dated February 3, 1977, signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of February, 2004.



Joann Badur
Notary Public

Prepared by: Randall C. Romei, Ashcraft & Ashcraft, Ltd.,
180 North Stetson Avenue, Suite 5510, Chicago, IL 60601

Box 333

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LEGAL DESCRIPTION

of premises commonly known as Unit 6201, 175 East Delaware Place, Chicago, Illinois 60611

UNIT NUMBER 6201 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): PARTS OF THE LAND, PROPERTY AND SPACE BELOW AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 BOTH INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOTS 1 TO 4, BOTH INCLUSIVE IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973, AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENT, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973, AND KNOWN AS TRUST NUMBER 45450; RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2004 and subsequent years and covenants, conditions and restrictions of record; public and utility easements, special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes and assessments.


Mail To:
Michael J. Dudek
703 South Dearborn Street
Chicago, Illinois 60605

Send Subsequent Tax Bills To
Armand ~~Fontaine~~ and Mercedes Fontaine
175 East Delaware Place, No. 6201
Chicago, Illinois 60611

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 24. 04


REVENUE STAMP

0000008307

REAL ESTATE TRANSFER TAX
0019850
FP 102802

STATE OF ILLINOIS

STATE TAX



MAR. 24. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006735

REAL ESTATE TRANSFER TAX
0039700
FP 102808

CITY OF CHICAGO

CITY TAX



MAR. 24. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000976

REAL ESTATE TRANSFER TAX
0297750
FP 102805

Property of Cook County Clerk's Office