



Chicago Title Insurance Company
TRUSTEE'S DEED

UNOFFICIAL COPY



0408529126

Doc#: 0408529126

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 03/25/2004 11:33 AM Pg: 1 of 4

THIS INDENTURE, made on February 10, 2004 by and between Family Bank & Trust Co, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed of deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated September 1, 2002 known as Trust Number 6-612 party of the first part, and Laura Pfeiffer, a married person, Chicago, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and warrant unto said parties of the second part, the following described real estate situated in Cook County, Illinois, to wit:

See legal description, attached hereto as Exhibit A.

Subject to: 2003 real estate taxes and all subsequent real estate taxes; special taxes and assessments, confirmed and unconfirmed; zoning and building laws and ordinances; all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium Association recorded as document 0021436920; agreements of record, utility easements of record; together with the Illinois Condominium Property Act of Illinois, together with the tenements and appurtenances thereunto belonging.

THIS IS NOT HOMESTEAD PROPERTY

Commonly Known As 1063-1065 West Madison Street, Unit PH-1 Chicago, Illinois 60607 a/ka/ 7 South Aberdeen, Unit PH-1, Chicago, Illinois 60607

Property Index Number: 17-17-203-024

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, and benefit 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 presented by one of its officers, the day and year first above written.

By

Family Bank & Trust Co MARVIN A SIENSA CHAIRMAN OF THE BOARD, CEO
as Trustee, as aforesaid, and not personally SEE EXCULPATORY CLAUSE
TRUST
OFFICE

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State of Illinois)
County of Cook)

I, Paul E. PRAZAK, a notary Public in and for said County, in the State aforesaid, do hereby certify an officer of Family Bank & Trust Co personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and seal this 10th day of February 2004.



(Notary Public)

Prepared By: John A. Simonetti
233 North Michigan Avenue, Suite 1720
Chicago, Illinois 60601

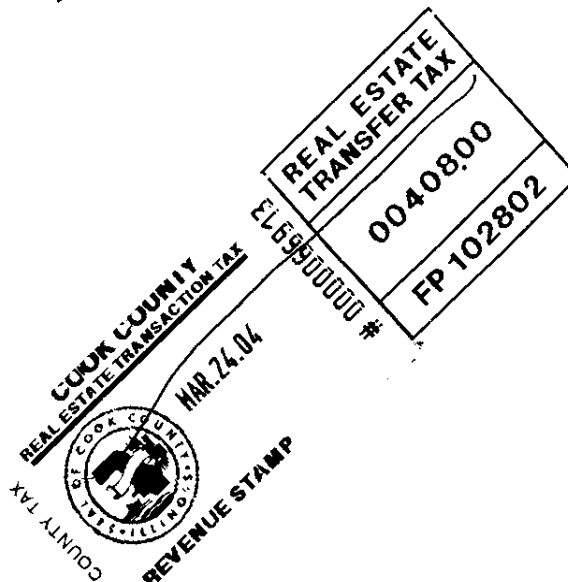
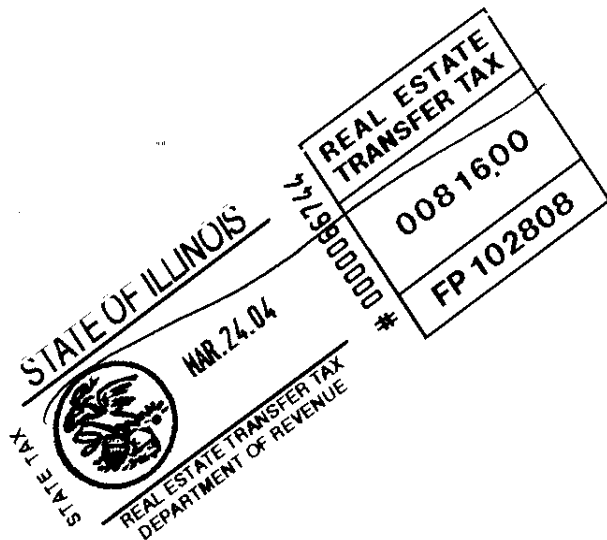
Mail To:
Laura Pfeiffer
7 South Aberdeen, Unit PH-1
Chicago, Illinois 60607

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$6,120.00

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02/17/2004 09:49 Batch 02242 6



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT PH-1 IN 7 SOUTH ABERDEEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THAT PART OF LOTS 26 AND 27 IN ROGERS' SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGER 14, EAST OF THE THIRD PRINCIPAL MERIDAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO, EAST OF THE THIRD PRINCIPAL MERIDAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION, RECORDED AS DOCUMENT 0021436920; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021436920.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 0021436919.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCESSORS 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 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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EXCULPATORY CLAUSE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own rights, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the *Family Bank and Trust Company* or any other beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.