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Doc#: 0410601078
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/15/2004 10:21 AM Pg: 1 of 4

Lakeside Bank

TRUSTEE'S DEED

THIS INDENTURE, Made this 1st
Day of March, 2004

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 12th day of

(The Above Space For Recorder's Use Only)

March, 20 02, and known as Trust Number 10-2348, party of the first part and

Jessica L. Palmer, AN UNMARRIED PERSON

of 1504 N. Bosworth, #2, Chicago, IL 60622

party of the second part.

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 consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Please see Exhibit A attached hereto and made a part hereof

STATE OF ILLINOIS

APR. 12. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000067575
REAL ESTATE TRANSFER TAX
0022000
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

APR. 12. 04
REVENUE STAMP

0000067747
REAL ESTATE TRANSFER TAX
0011000
FP 102802

together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever said party of the second part.

Property Address: 1342-44 W. Madison, Unit 301, Chicago, Illinois 60607

Permanent Index Number: 17-08-335-017-0000

Buy 333

SA 22786213

UNOFFICIAL COPY**STREET ADDRESS:** 1342 WEST MADISON STREET

UNIT 301

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-08-335-017-0000**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT NO. 301 IN THE MADISON SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 6 FEET OF LOT 19, ALL OF LOT 20 AND THE EAST 10 FEET OF LOT 21 IN BLOCK 6 IN MCNEIL'S SUBDIVISION OF BLOCKS 6, 7, AND 8 OF WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO DESCRIBED AS THE WEST 466 FEET OF LOT 7 OF CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN), EXCEPTING FROM THE AFOREDESCRIBED PROPERTY, WHEN TAKEN AS A TRACT, ALL THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +16.28 FEET, CHICAGO CITY DATUM, LAND LYING BELOW A HORIZONTAL PLANE OF +27.95 FEET, CHICAGO CITY DATUM, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 8.20 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 63.42 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, 0.23 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 17.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 7.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 0.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 12.56 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, 3.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, 6.25 FEET; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 100.31 FEET, AN ARC DISTANCE OF 79.94 FEET (THE CHORD OF SAID ARC BEARS SOUTH 03 DEGREES 49 MINUTES 33 SECONDS WEST, 79.28 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, 4.22 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, 18.60 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 5.64 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, 12.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0405132032 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8 , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0405132032.

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Grantor also hereby grants to 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; 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.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit for its intended purpose; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any, and in any easement agreement relating to the commercial space on the ground floor; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.