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Doc#: 0412417210
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/03/2004 01:46 PM Pg: 1 of 3

TRUSTEE'S DEED

This Indenture, made February 9, 2004, between ColeTaylorBank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement known as Trust No. 02-9627, dated December 20, 2002, party of the first part, and **Shanara C. Carter, a single person** party of the second part, whose address is: 521 East 49th Street, Unit #1, Chicago, Illinois 60615.

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As: 521 East 49th Street, Unit #1, Chicago, Illinois 60615.
P.I.N.: 20-10-217-026-0000 AND 20-10-217-025-0000

FATIC 670506 182

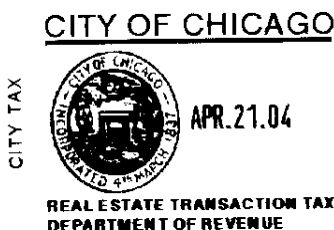
Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to 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.

See Reverse

3/29



# 0000006142	REAL ESTATE TRANSFER TAX
	01387.50
	FP 102812

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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 Vice President and attested by its Trust Officer, the day and year first above written.

COLETAYLORBANK,

As Trustee, as aforesaid.

By: _____
Anita M. Lutkus, Vice President

Attest: _____
Mario V. Gotanco, Vice President

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Anita M. Lutkus Vice President and Mario V. Gotanco, Vice President of ColeTaylorBank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President and Trust Officer 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer 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, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial seal this February 13, 2004



Notary Public

Mail To:

Shanara C. Carter
521 East 49th Street, Unit #1
Chicago, Illinois 60615.

Send Tax Bills To:

Shanara C. Carter
521 East 49th Street, Unit #1
Chicago, Illinois 60615.

Address of Property

521 East 49th Street, Unit #1
Chicago, Illinois 60615

This instrument was prepared by:

Sherri Smith
Cole Taylor Bank
111 W Washington Street, Suite 650
Chicago, Illinois 60602

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: PARCEL 1: Unit No. 1, in The 4900 Forrestville Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 3 and 6, in Pearce's Subdivision of part of the North half of the Southwest quarter of the Northeast quarter of Section 18, Township 38 North, Range 14 East of the Third Principal Meridian, and Lot 3, in Roberts Subdivision of part of the North half of the Southwest quarter of the Northeast quarter of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded December 19, 2003, as document no. 0335318106, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: Exclusive use for parking purposes in and to Parking Space No. P-521-1, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto recorded as document no. 0335318106.

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Property Address: 521 East 43th Street, Unit 1, Chicago, Illinois 60615

SUBJECT TO:

(I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THERE WAS NO TENANT IN THIS UNIT.

