

0402-0840
TRUSTEE'S DEED

UNOFFICIAL COPY

THIS INDENTURE, dated March 25, 2004 between LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association, successor trustee to American National Bank and Trust Company of Chicago 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 delivered to said Bank in pursuance of a certain Trust Agreement dated June 8, 1980 and known as Trust Number 50141 party of the first part, and ~~Diego L. Coronado and Zorica Maleswvic, as Joint Tenants with right of survivorship and not as tenants in common,~~ 1430 S. Michigan #504, Chicago, Illinois 60605 party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

*DIEGO LORA-CORONADO

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known As: 901 S. Plymouth, Unit 1302, Chicago, Illinois 60605

Property Index Numbers: 17-16-424-004-1074

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

LASALLE BANK NATIONAL ASSOCIATION, as trustee and not personally,

By:

Lisa Wilburn
Lisa Wilburn, Trust Administrator

Prepared By: LASALLE BANK NATIONAL ASSOCIATION, 135 S. LASALLE ST, SUITE 2500, CHICAGO IL 60603

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) Lisa Wilburn, Trust Administrator of LaSalle Bank National Association 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 25th day of March, 2004

Denys Hernandez
NOTARY PUBLIC

MAIL TO: Zorica Maleswvic
901 S. Plymouth Court #1302
Chicago, IL 60605

SEND FUTURE TAX BILLS TO:

Zorica Maleswvic
901 S. Plymouth Ct. #1302
Chicago, IL 60605

Rev. 8/00

3



0413532059

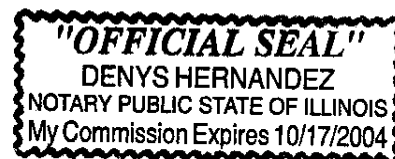
Doc#: 0413532059

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 05/14/2004 12:32 PM Pg: 1 of 3

(Reserved for Recorders Use Only)



City of Chicago
Dept. of Revenue
334927



Real Estate
Transfer Stamp
\$1,740.00

04/01/2004 13:30 Batch 11859 35

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STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

APR. -5.04

0000062882

REAL ESTATE TRANSFER TAX
00232.00
FP326669

REAL ESTATE TRANSFER TAX
00116.00
FP326670

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. -5.04

COOK COUNTY
REVENUE STAMP

COUNTY TAX

UNOFFICIAL COPY

Unit 1302 in the 901 South Plymouth Court Condominium, as delineated on a survey of the following described real estate:

Lot 1 in Block 6 in Dearborn Park Unit Number 1, being a Resubdivision of sundry lots and vacated streets and alleys in and adjoining Blocks 127 to 134, both inclusive, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A-2" to the Declaration of Condominium recorded as Document 25245458 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, their 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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.

Also subject to: The Condominium Property Act; the Declaration of Condominium Ownership; the Plat of Survey; current real estate taxes not yet due and payable; zoning and building laws and ordinances; roads and highways; easements and building lines of record; the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the Parcel; liens and other matters, if any, insured over by Chicago Title Insurance Company; acts of Grantee; the right and option of Dearborn Park Corporation (Limited Dividend) to repurchase the conveyed premises at the purchase price paid by Grantee (Grantee hereinafter includes the beneficiary of a land trust if that land trust's nominee is Grantee hereunder) to Grantor plus an amount equal to Grantee's purchase price times the percentage increase in the Consumer Price Index from the time of Grantee's purchase less an amount to compensate for damage to the Unit, if any, if Grantee sells the conveyed premises or any portion thereof or interest therein, within two (2) years of Grantor's conveyance to Grantee. Grantee shall give Dearborn Park Corporation at least 45 days prior written notice of the proposed sale, which notice shall contain the name and address of the proposed purchaser and shall contain an executed copy of the proposed contract of sale or terms of transfer. Dearborn Park Corporation shall have a period of 45 days after receipt of said notice to exercise its right to purchase the Property on the aforesaid terms. If Dearborn Park Corporation gives written notice to Grantee within said 45-day period that it does not elect to exercise said right, or if Dearborn Park Corporation fails to give written notice to Grantee within said 45-day period, then Grantee may proceed to close the proposed sale, provided, however, that if Grantee fails to close the proposed sale with the proposed purchaser and on the terms and conditions designated to Dearborn Park Corporation in the aforesaid notice, the right of first refusal granted to Dearborn Park Corporation herein shall remain in effect and shall be applicable to any subsequent proposed sale by Grantee of the Property, or any portion thereof or interest therein, as aforesaid. If Dearborn Park Corporation notifies Grantee within the aforesaid 45-day period of its election to purchase the Property, then such purchase shall be closed within 30 days after the giving of such notice, at which time Grantee agrees to tender a reconveyance warranty deed subject only to those title exceptions to which this conveyance is subject (but excluding acts of Grantee) and Dearborn Park Corporation agrees to tender the repurchase price as aforesaid. Also subject to: the right and option of Dearborn Park Corporation (Limited Dividend) to repurchase the conveyed premises at the purchase price paid by Grantee (Grantee hereinafter includes the beneficiary of a land trust if that land trust's nominee is Grantee hereunder) to Grantor plus an amount equal to Grantee's purchase price times the percentage increase in the Consumer Price Index from the time of Grantee's purchase less an amount to compensate for damage to the Unit, if any, upon the failure of Grantee or member of Grantee's family (related to Grantee by blood or marriage) to occupy the conveyed premises as its principal residence within ninety (90) days and continuously for two (2) years after Grantor's conveyance to Grantee. If Grantee notifies Dearborn Park Corporation in writing of its intent to vacate or never occupy the Unit, if Dearborn Park Corporation exercises its right and option to repurchase as aforesaid such exercise must be by written notice to Grantee, within sixty (60) days of Grantee's notice to Dearborn Park Corporation, provided that if Grantee fails to give notice to Dearborn Park Corporation, as aforesaid, then the sixty-day notice shall not apply and Dearborn Park Corporation may exercise its option and right to repurchase at any time thereafter by written notice as aforesaid to Grantee. The closing of the repurchase shall be thirty (30) days after the date of Dearborn Park Corporation's notice, or at such other time as may be agreed upon by the parties, at which time Dearborn Park Corporation shall pay Grantee the purchase price as above stated and Grantee agrees to tender a reconveyance warranty deed subject only to those title exceptions to which this conveyance is subject (but excluding acts of Grantee) and to convey the premises in the same condition as at its purchase, ordinary wear and tear excepted. If Grantee breaches its covenants hereunder and an occupant takes possession of the Unit but Dearborn Park Corporation elects not to exercise its right and option to repurchase, such election shall not operate as a waiver of the right to repurchase the Unit from Grantee in case the occupant subsequently vacates the Unit.