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MTC 2054091 / BK



Doc#: 0419641071
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/14/2004 10:51 AM Pg: 1 of 3

PRAIRIE BANK
AND TRUST COMPANY

20

TRUSTEE'S DEED

The above space is for the recorder's use only

M.G.R. TITLE

THIS INDENTURE made this 16TH day of APRIL 2004
between PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation, 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 the 23RD day of OCTOBER 2002, and known as Trust Number 02-136, party of the first part, and RYAN SANDERS

parties of the second part.

Address of Grantee(s): UNIT 403, 4011 NORTH FRANCISCO, CHICAGO, IL

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, the following described real estate, situated in

COOK County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO: COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD;
GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

Address of Real Estate: UNIT 403, 4011 NORTH FRANCISCO, CHICAGO, IL

Permanent Index Number: 13-13-330-013-0000 AND 13-13-330-027-0000

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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.

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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 ASSISTANT Trust Officer and attested by its _____ Asst. Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY

as Trustee, as aforesaid,

City of Chicago
Dept. of Revenue
345127



Real Estate
Transfer Stamp
\$1,612.50

07/12/2004 14:32 Batch 02240 43

BY: *Karen M. Finn*
Trust Officer

ATTEST: *Teresa M. Bibro*
Asst. Trust Officer

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 12.04
REVENUE STAMP

0000134222
REAL ESTATE TRANSFER TAX
00107.50
FP326670

STATE TAX
STATE OF ILLINOIS
JUL. 11.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000067250
REAL ESTATE TRANSFER TAX
00215.00
FP326669

State of Illinois

County of Cook

} SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, THAT KAREN M. FINN ASSISTANT Trust Officer of PRAIRIE BANK AND TRUST COMPANY, and TERESA M. BIBRO Asst. Trust Officer of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, ASSISTANT Trust Officer and Asst. 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, and as the free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Asst. Trust Officer did also then and there acknowledge that said Asst. 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 Asst. 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 16TH day of APRIL 2004

OFFICIAL SEAL
ELAINE M. RYAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-14-2007

Elaine M. Ryan
Notary Public

D
E
L NAME Ryan Sanders
I
V STREET 4011 N. Francisco
E
R CITY Chicago, IL. 60618

This instrument was prepared by:

PRAIRIE BANK AND TRUST COMPANY
7661 S. Harlem Avenue
Bridgeview, IL 60455

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

T
O:

_____ Date

_____ Buyer, Seller or Representative

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Unit 403 and G-17 in the **FRANCISCO CONDOMINIUMS** as delineated on the survey of the following described real estate:

Parcel 1:

Lot 29 in Block 15 in Rose Park, a Subdivision of the East ½ of the Southwest ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

Lots 1 to 5 in Resubdivision of Lots 24 to 28 in Block 15 in Rose Park, a Subdivision of the East ½ of the Southwest ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document 0407827021 together with an undivided percentage interest in the common elements.

ADDRESS: 4011 North Francisco / 2850 West Irving Park Road
Chicago, Illinois 60618

P. I. N. 13-13-330-013-0000
13-13-330-027-0000

GRANTOR ALSO HEREBY GRANTS TO THE 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, 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.

THERE WAS NO RIGHT OF FIRST REFUSAL FOR A TENANT OF THIS UNIT, AS THE CONDOMINIUM IS NEW CONSTRUCTION AND THERE WAS NO TENANT.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.