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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/20/2004 11:52 AM Pg: 1 of 3

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PRAIRIE BANK
AND TRUST COMPANY

TRUSTEE'S DEED

Law 1

205 3689 MYC

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THIS INDENTURE, made this 18TH day of JUNE 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 JATME QUEROZ parties of the second part.
Address of Grantee(s): Unit 102, 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 HERE TO AND MADE PART THERE OF.

M.G.R. TITLE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 15.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000134587
0013575
FP326670

STATE OF ILLINOIS
STATE TAX
JUL. 15.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000006780
0027150
FP326660

Address of Real Estate: UNIT 102, 4011 NORTH FRANCISCO, CHICAGO, IL
Permanent Index Number: 13-13-330-013-0000 AND 13-13-330-027-000

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 Commercial Loan Officer Asst. Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY,

as Trustee, as aforesaid,

BY: Karen M. Finn
Asst. Trust Officer

ATTEST: Peggy Crosby
Commercial Loan Officer

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

345728

\$2,036.25

07/15/2004 15:23 Batch 02243 52



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 Peggy Crosby, Commercial Loan Officer

State of Illinois

} SS.

County of Cook

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 Comm Ln. 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 18th day of June 2004



Patricia A. Tynski
Notary Public

D
E
L NAME
I
V STREET
E
R CITY

Taine Querez
4011 W. Francisco, #102
Chicago, IL 60613

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 102 and G-37 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 the subdivision 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 60613

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 REPEATED 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.