



Doc#: 0420231102  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/20/2004 04:38 PM Pg: 1 of 3

04-084

TRUSTEE'S DEED

MB Financial Bank, N.A.  
1200 North Ashland Avenue  
Chicago, IL 60622

THIS INDENTURE made this 19th day of July, 2004, between MB Financial Bank, N.A., a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 12th day of September, 2002, and known as Trust No. 3146 party of the first part, and Timothy O'Connell parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description:

See Attached

Together with the tenements and appurtenances thereunto belonging.

PIN: 17-18-314-069-1015

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, and benefit of said party of the second part.

Grantee's Address 3217 East Avenue, Berwyn, Illinois 60402

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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession. 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.

MB Financial Bank, N.A., as Trustee as aforesaid, and not personally

By Richard D. Witek ASST. VICE-PRESIDENT

Attest James A. Jata TRUST OFFICER  
RW

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

I, Ana Coss  
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Richard S. Witte <sup>Asst.</sup> Vice-President of MB Financial Bank, N.A., and  
Frances Fata Trust Officer of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument 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, and as the free and voluntary act of said Bank, for the 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.

This instrument was drafted by

MB Financial  
1200 N. Ashland  
Chicago, ILL  
60622

Given under my hand and Notarial Seal this 19 day of July 2004  
Ana Coss  
Notary Public



INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

817 S Western #3  
Chicago ILL 60622

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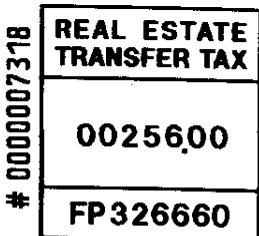
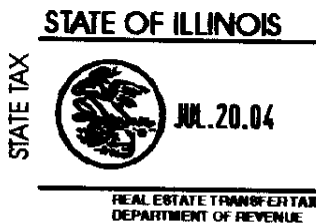
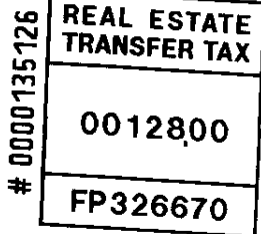
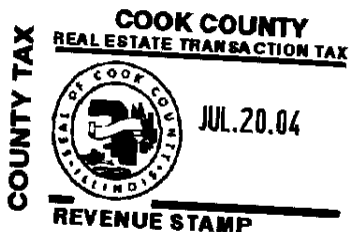
NAME  
STREET  
CITY

City of Chicago  
Dept. of Revenue  
346160



Real Estate  
Transfer Stamp  
\$1,920.00

07/20/2004 16:04 Batch 05301 123



# UNOFFICIAL COPY

Unit 817-3 in the Western-Polk Condominiums as delineated on the survey of the following described parcel of real estate:

Lots 34, 35, 36, 37 and 38 (except from said lots part taken for widening of South Western Avenue) in F.W. and J.L. Campbell's subdivision of Block 13 in Morris and other's subdivision of the West 1/2 of the Southwest 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian. Which survey is attached as an exhibit to the declaration of condominium recorded as document number 0020418828.

Parcel 2:

The exclusive right to the use of parking space P-11, a limited common element, as set forth in the Amendment to Declaration of Condominium recorded as Document 0020961860.

**Commonly Known As:** 817-3 South Western  
Chicago, IL 60612

**P.I.N.:** 17-18-314-069-1015

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, 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.

Mail recorded document to:  
Thomas W. Geiger, Attorney  
3903 South Oak Park Avenue  
Strebway, IL 60402

Future Tax Bills:  
Timothy O'Connell  
817 South Western Avenue #3  
Chicago, IL 60612