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Doc#: 0420945081
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/27/2004 10:11 AM Pg: 1 of 3

TRUSTEE'S DEED

This space for Recorder's use only

THIS INDENTURE made this 22nd day of July, 2004 between **MIDWEST BANK AND TRUST COMPANY**, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute within the State of Illinois, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement dated the **24th day of November, 2003** and known as **Trust Number 03-1-8198** in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to **SANDRA L. GARCIA**-----
Grantee's address: **6965 W. Diversey Avenue, Chicago, Illinois 60707**-----
of Cook County, Illinois, the following described real estate in Cook County, Illinois:

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

Property: 7630-34 Sunset Drive, Unit #2S, Elmwood Park, IL 60707

Permanent Index Number: 12-25-313-018-0000

Together with the appurtenances attached hereto:



Village of Elmwood Park
Real Estate Transfer Stamp

799.50

7/20/04

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Trust Officer and attested by its Trust Assistant of said corporation, this 22nd day of July, 2004.

MIDWEST BANK AND TRUST COMPANY
as Trustee as aforesaid, and not personally

SEAL

BY: *Sandra L. Thorpe*
Trust Officer

ATTEST: *Roseanne M. Decker*
Trust Assistant

ADY-0271F-7M

Property of Cook County Clerk's Office

3

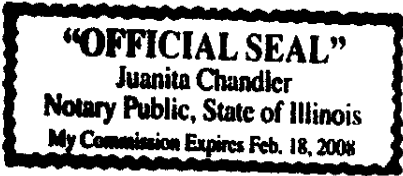
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State of Illinois)
) SS.
 County of Cook)

I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Laurel D. Thorpe, Trust Officer of MIDWEST BANK AND TRUST COMPANY, a corporation, and Rosanne M. DuPass, Trust Assistant of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Officer of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of July, 2004.

SEAL



Juanita Chandler

 Notary Public

STATE OF ILLINOIS

STATE TAX



JUL. 25. 04

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000067594

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0015500 |
| FP326669 |

| | |
|---|---|
| Mail Recorded Deed To: Sandra L. Garcia 7630-34 Sunset Drive Unit 2S Elmwood Park, IL 60707 | Mail Tax Bills To: Sandra L. Garcia 7630-34 Sunset Drive Unit 2S Elmwood Park, IL 60707 |
|---|---|

This Instrument prepared by:
 Rosanne DuPass
 MIDWEST BANK AND TRUST COMPANY
 1606 N. Harlem Avenue
 Elmwood Park, Illinois 60707

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



JUL. 26. 04

REVENUE STAMP

0000135492

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0007750 |
| FP326670 |

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2S IN THE 7630-34 SUNSET DRIVE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0403439009 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 8 AND PARKING SPACE# 3 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0403439009

P.I.N.: 12-25-313-018

COMMONLY KNOWN AS: UNIT NO. 2S
7630-7634 SUNSET DRIVE, UNIT # 2S
ELMWOOD PARK, IL 60707

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.