

UNOFFICIAL COPY



Doc#: 0424441057  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/31/2004 10:02 AM Pg: 1 of 3

23

PRAIRIE BANK  
AND TRUST COMPANY

TRUSTEE'S DEED

MTC # 2056800 DE  
10FZ

The above space is for the recorder's use only

THIS INDENTURE made this 28TH day of JULY 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 11TH day of AUGUST, 2003, and known as Trust Number 03-094, party of the first part, and FRANCA LISA GERARDI, A SINGLE PERSON

Address of Grantee(s): 789 GOLFVIEW ROAD, ROSELLE, IL 60172

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

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 30. 04  
REVENUE STAMP

# 0000138660  
REAL ESTATE TRANSFER TAX  
0006200  
FP326670

STATE TAX  
STATE OF ILLINOIS  
AUG 30 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000069473  
REAL ESTATE TRANSFER TAX  
0012400  
FP326669

Address of Real Estate: 5956 NORTH WINTHROP, UNIT 3W & P-8, CHICAGO, IL

Permanent Index Number: 14-05-212-031-0000 & 14-05-212-032-0000

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.

M.G.R. TITLE

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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: [Signature]  
Asst. Trust Officer

ATTEST: [Signature]  
Asst. Trust Officer  
Commercial Loan Officer

City of Chicago  
Dept. of Revenue  
350696



Real Estate  
Transfer Stamp  
\$930.00

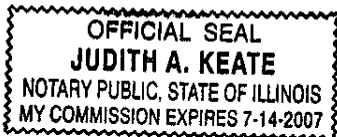
08/30/2004 12:49 Batch 00799 52

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 PEGGY CROSBY, COMMERCIAL LOAN OFFICER 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 29 TH day of JULY 2004



Notary Public [Signature]

D  
E  
L NAME  
I  
V STREET  
E  
R CITY

JOHN T. CHERY  
1111 N. PEARSON  
STE 570  
CHICAGO, IL 60617

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 \_\_\_\_\_

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

UNITS 5956-3W & P-8 IN THE EDGEWATER TERRACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 AND THE NORTH 30 FEET OF LOT 12 IN BLOCK 13 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST FRACTIONAL ½ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0402931049 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Edgewater Terrace Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 14-05-212-031-0000 & 14-05-212-032-0000

Address of Real Estate: 5952-60 North Winthrop, Unit 5956-3W & P-8, Chicago, Illinois 60660

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

**MAIL TO:**

John Clery, Esq.  
1111 Plaza Drive, Suite 580  
Schamburg, Illinois 60173

**SEND SUBSEQUENT TAX BILLS TO:**

Franca Gerardi  
5956 North Winthrop, Unit 3W  
Chicago, Illinois 60660