

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 0424529142
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/01/2004 11:44 AM Pg: 1 of 2

THIS INDENTURE, July 28, 2004 between LA SALLE BANK NATIONAL ASSOCIATION, a National Banking Association, formerly known as LASALLE NATIONAL BANK 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 April 19, 1984 and known as Trust Number 107879 party of the first part, and Michael Dreas and Robin Dreas, husband and wife, not as Joint Tenants and not as Tenants in Common but as Tenants by the Entirety whose address is 2127 W. McClean, Chicago, IL 60647

(Reserved for Recorders Use Only)

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND SUBJECT TO PROVISIONS

Commonly Known As: 2421 N. Sawyer Avenue Unit 3, P-1 & P-2, Chicago, IL
Property Index Number: 13-26-429-012

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its officers, the day and year first above written.

LASALLE BANK NATIONAL ASSOCIATION
as Trustee, as aforesaid, and not personally,

By: Nancy A. Carlin
Nancy A. Carlin, Assistant Vice President

Prepared By: Nancy A. Carlin, LaSalle Bank National Association
135 S. LaSalle Street - Suite 2500,
Chicago, IL 60603

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) NANCY A. CARLIN, ASSISTANT VICE PRESIDENT an officer of LaSalle Bank National Association personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated July 28, 2004

Mariana Vaca
NOTARY PUBLIC

MAIL TO: Patrick A. Mitchell
3925 W. Peterson 218
SEND FUTURE TAX BILLS TO: Chicago IL
Michael Drease
2421 N. Sawyer
Chicago, IL



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EXHIBIT "A"

LEGAL DESCRIPTION

UNITS 3, P-1 & P-2
2421 NORTH SAWYER AVENUE
CHICAGO, ILLINOIS 60647

PARCEL 1: UNIT NUMBER 3 IN THE 2421 N. SAWYER RESIDENTIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 117.0 FEET OF LOT 31 IN BLOCK 7 IN HITT AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0418119091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NUMBERS P-1 AND P-2 IN THE 2421 N. SAWYER PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 31 (EXCEPT THE WEST 117.0 FEET) IN BLOCK 7 IN HITT AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421110086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNITS.

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: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

PIN: 13-26-429-012

CITY TAX

CITY OF CHICAGO



AUG. 28. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014898

REAL ESTATE TRANSFER TAX
02025.00
FP 102805

STATE TAX

STATE OF ILLINOIS



AUG. 28. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000076108

REAL ESTATE TRANSFER TAX
00270.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 28. 04

REVENUE STAMP

0000076306

REAL ESTATE TRANSFER TAX
00135.00
FP 102802