

UNOFFICIAL COPY



Doc#: 0425242010
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/08/2004 07:22 AM Pg: 1 of 3

TRUSTEE'S DEED

THIS INSTRUMENT, made this 24th day of August 2004, between State Bank of Countryside, a banking corporation of Illinois, 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 20th day of November 2001 and known as Trust No. 01-2357, party of the first part and DAVID A. ESPINOZA and LETICIA RAMIREZ, as joint tenants, of 6008 S. Keeler Avenue, Chicago, IL 60629, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, DAVID A. ESPINOZA and LETICIA RAMIREZ, as joint tenants, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 19-19-215-001-0000, 19-19-215-002-0000, 19-19-215-003-0000, 19-19-215-004-0000, 19-19-215-005-0000, 19-19-215-006-0000, 19-19-215-007-0000 and 19-19-215-008-0000 (PIQ & OP)

Commonly known as 6453 West 64th Place, Chicago, IL 60638

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

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, 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.

BOX 333-CTI

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PARCEL 1: PART OF LOT 11 IN BLOCK 20 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: :

COMMENCING AT THE POINT OF INTERSECTION OF A LINE 7.93 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NATCHEZ AVE. (66 FEET WIDE) WITH A LINE 7.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF 64TH PLACE (66 FEET WIDE); THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST A DISTANCE OF 69.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST A DISTANCE OF 21.35 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST A DISTANCE OF 57.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 41 MINUTES 13 SECONDS WEST A DISTANCE OF 21.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 47 SECONDS EAST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS UNIT 8D.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ROSSES POINTE TOWNHOMES RECORDED AS DOCUMENT NUMBER 0021228215, AMENDED BY SPECIAL AMENDMENT RECORDED AS DOCUMENT NUMBER 0030040708.

CITY OF CHICAGO

CITY TAX



SEP.-3.04


0000015104

REAL ESTATE TRANSFER TAX
02648.00
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

STATE TAX



SEP.-3.04


0000076499

REAL ESTATE TRANSFER TAX
00353.00
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY

COUNTY TAX



SEP.-3.04

0000076697

REAL ESTATE TRANSFER TAX
001.7650
FP 102802

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

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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 Trust Officer and attested by its Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By

Attest

Joan Micka
[Signature]

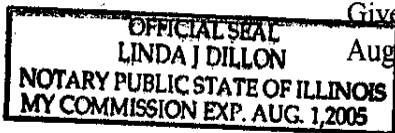
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by

Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Vice President 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, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 24th day of August, 2004.



Linda J. Dillon
Notary Public

D Name *David Espinoza*
E
L Street *6453 W. 64th place*
I
V City *Chgo. IL 60638*
E
R Or:
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

6453 West 64th Place
Chicago, IL 60638