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**PRAIRIE BANK
AND TRUST COMPANY**

TRUSTEE'S DEED



Doc#: 0426047176
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/16/2004 01:41 PM Pg: 1 of 4

GIT 4326354 U 1/2

The above space is for the recorder's use only

THIS INDENTURE, made this 21st day of April 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 22nd day of May, 2002, and known as Trust Number 02-069, party of the first part, and TONY L JAMES, UNMARRIED

parties of the second part.
Address of Grantee(s): 769 EAST OAKWOOD UNIT 2, CHICAGO, ILLINOIS 60653

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:
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND THEREAFTER AND COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES, AND BUILDING AND ZONING LAWS, DECLARATION OF CONDOMINIUM AND BY LAWS OF 769 E. OAKWOOD CONDOMINIUM ASSOCIATION, RECORDED AS DOC. NO. 0426047176, AND AS THEREAFTER AMENDED, AND THE ILLINOIS CONDOMINIUM PROPERTY ACT.

Address of Real Estate: UNIT 2, 769 EAST OAKWOOD, CHICAGO, ILLINOIS 60653
Permanent Index Number: 20-03-208-017, 20-03-208-018, 20-03-208-019

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.

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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 _____ Asst. Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY
as Trustee, as aforesaid,

BY: _____

Sandra T. Russell
Trust Officer

Trust Officer

BY: _____

Teresa M. Bibro
Asst. Trust Officer

CITY OF CHICAGO



SEP. 13.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010748

REAL ESTATE
TRANSFER TAX

0156750

FP 103018

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 SANDRA T. RUSSELL

Trust Officer of PRAIRIE BANK AND TRUST COMPANY, and TERESA BIBRO

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,

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 _____ day of _____, 2004

_____ day of APRIL, 2004

_____ day of APRIL, 2004



peggy crosby
Notary Public

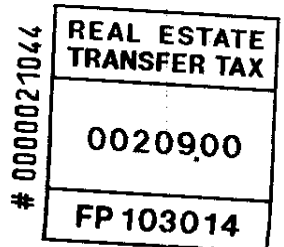
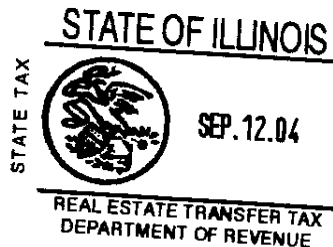
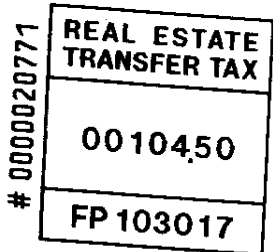
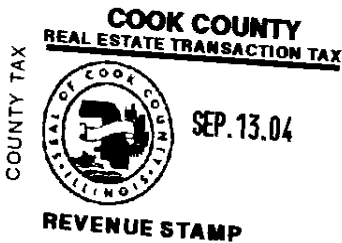
DELIVER

NAME
STREET

Charles Becktel
350 N. LaSalle #1122
Chicago, IL 60610

This instrument was prepared by:

PRAIRIE BANK AND TRUST COMPANY
7661 S. Harlem Avenue
Bridgeview, IL 60455



UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION:**

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 769 E. OAKWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. ~~042194673~~ 042194673 IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as: **769 E. OAKWOOD, UNIT 2, CHICAGO, IL. 60653**

PTN: 20-03-208-017, 20-03-208-018, 20-03-208-019

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There are no tenants as this is new construction. There is no right of first refusal to be waived.

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EXHIBIT "A"

SUBJECT TO DECLARATION OF EASEMENT BY GRANTOR DATED THE 20th DAY OF MARCH 2003 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0030382560, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATE FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Cook County Clerk's Office