

# UNOFFICIAL COPY



Doc#: 0427402286  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/30/2004 11:17 AM Pg: 1 of 4

## TRUSTEE'S DEED

HX 3445713 182  
THIS INDENTURE, made this 21st day of September 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 27th day of April 2001 and known as Trust No. 01-2289, party of the first part and CLARENCE A. CARSON, of 18551 Capitol, Southfield Michigan, 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, CLARENCE A. CARSON, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 17-34-312-054-0000

**BOX 333-CTI**

Commonly known as 3550 S. King Drive, #4, Chicago, IL

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.

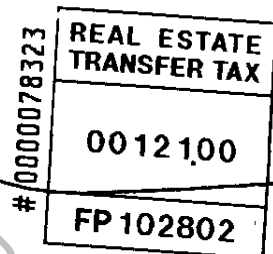
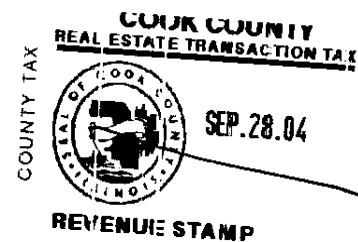
TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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.

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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

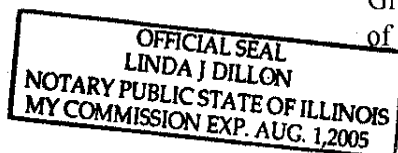
STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

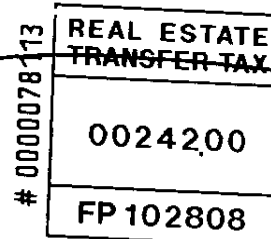
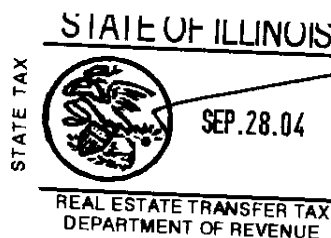
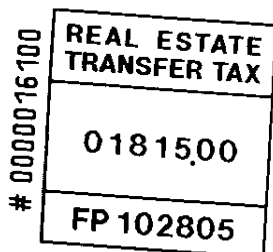
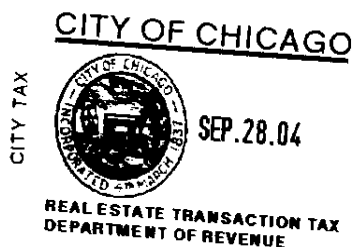
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer 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 2004 Notarial Seal, this 21st day of September,



*Linda J. Dillon*  
Notary Public

D Name *Clarence A. PARSON* For Information Only  
E Street *3550 S. King Drive, Unit 4* Insert Street and Address of Above  
L City *Chicago, IL 60653* Described Property Here  
I  
V  
E  
R Or:  
Y Recorder's Office Box Number 3550 S. King Drive, #4  
Chicago, IL



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CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)**

ORDER NO.: 1410 HX3445713 EP

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNIT 4 IN 3550 S. MARTIN LUTHER KING DRIVE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE EAST BY DR. MARTIN LUTHER KING JR. DRIVE (FORMERLY GRAND BOULEVARD) AND ON THE WEST BY THE EAST LINE OF THE WEST 1/2 OF SAID LOT 4 ON THE NORTH BY THE NORTH LINE OF SAID LOT 4 ON THE SOUTH BY A LINE PARALLEL WITH AND 25 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4 (EXCEPT THE WEST 16 FEET THEREOF CONDEMNED FOR ALLEY), ALL IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2004 AS DOCUMENT 0410718004 TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THE EXCLUSIVE RIGHT TO USE OF PARKING AREA P-3 A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO

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## EXHIBIT "B"

THE TENANT OF UNIT 4 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

Property of Cook County Clerk's Office