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Doc#: 0430241087
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/28/2004 10:56 AM Pg: 1 of 3

TRUSTEE'S DEED

2058336 MIC JAMES

THIS INDENTURE, made this 7th day of October 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 3rd day of May 2001 and known as Trust No. 01-2293, party of the first part and ANITA SULLINS, a single person, of 4628 W. Patterson, Chicago, IL 60641, 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, ANITA SULLINS, a single person, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 13-09-330-014-0000

Commonly known as 5362 West Lawrence, Unit 2E, Chicago, IL 60630

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.

M.G.R. TITIF

City of Chicago
Dept. of Revenue
357109



Real Estate
Transfer Stamp
\$2,625.00

10/27/2004 10:58 Batch 02206 4

UNOFFICIAL COPY

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

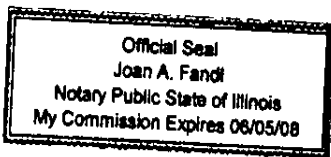
STATE OF ILLINOIS,
COUNTY OF COOK

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 7th day of October, 2004.

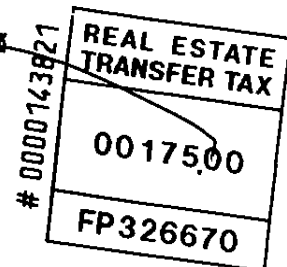
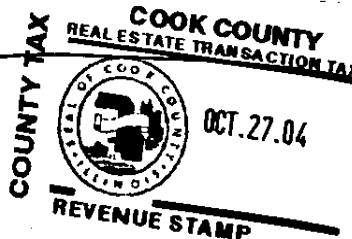
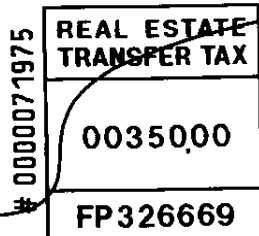
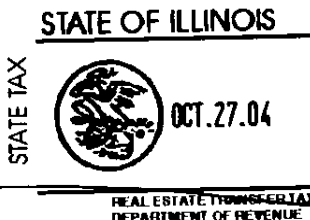


Joan A. Fandi

Notary Public

D Name *Kevin W. Dickey*
E Street *6734 W. Higgins*
L City *Cook IL 60630*
I
V
E
R Or:
Y ~~Recorder's Office Box Number~~

For Information Only
Insert Street and Address of Above
Described Property Here
5362 W. Lawrence, Unit 2E
Chicago, IL 60630



UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2E IN THE JEFFERSON PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN BLOCK D IN ROBERTS HOMESTEAD ADDITION TO JEFFERSON BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 AND PART OF THE LOT 22 IN BLOCK 53, PART OF LOT 23, IN BLOCK 51, AND PART OF BLOCK 54 AND ALL OF LOT 11 IN BLOCK 50 IN VILLAGE OF JEFFERSON IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0423610018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2E, AND STORAGE SPACE S-2E, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0423610018.

"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, 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; (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 Jefferson Park Place 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; (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, however, that none of the foregoing covenants, restrictions, conditions or easements (i) prevent the use of the premises as a single family condominium residence. (ii) is violated, or (iii) certain provisions for forfeiture or reversion of title upon breach or (iv) underlie the improvements.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-09-330-014-0000

Address of Real Estate: 5362 West Lawrence, Unit 2E, Chicago, Illinois 60630

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

MAIL TO:

Kevin Dillon, Esq.
6730 West Higgins Ave.
Chicago, Illinois 60636

SEND SUBSEQUENT TAX BILLS TO:

Anita Sullins
5362 West Lawrence, Unit 2E
Chicago, Illinois 60630