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TRUSTEE'S DEED

(Individual)

2058366 mtc tmn
2 of 3

Doc#: 0430641043
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/01/2004 09:50 AM Pg: 1 of 4

GRANTOR, Interstate Bank, 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 certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 19th day of February, 2003, and known as Trust Number 03-370,

for and in consideration of the sum of TEN AND 00/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto ANNA KOS

of UNIT 2B, 1225 N. CALIFORNIA/2747 W. CRYSTAL in the CITY of CHICAGO County of COOK, State of ILLINOIS the following described real estate, situated in COOK County, Illinois, to-wit:

See LEGAL DESCRIPTION attached hereto and made a part hereof.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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; mechanics lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its President & Trust Officer and attested by its Sr. V.P./Cashier this 28th day of OCTOBER, 2004.

SUBJECT TO THE EXCULPATORY PROVISIONS ATTACHED HERETO AND MADE A PART OF.

Interstate Bank

As Trustee, as aforesaid, and not personally,

BY Andrew E. Linberg, President & Trust Officer

ATTEST BY: Virginia Browning, Sr. VP/Cashier

SEE OTHER SIDE

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State of Illinois }
County of Cook } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Andrew E. Tinberg and Virginia Browning of **INTERSTATE BANK**, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President & Trust Officer and Sr. Vice President & Cashier 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 Illinois banking corporation for the uses and purposes therein set forth; and the said President & Trust Officer as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois Banking corporation to be affixed to said instrument as the free and voluntary act of said President & Trust Officer and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of October, 2004



Rita F. Walker

Notary Public

My Commission Expires: 7/23/06

MAIL TO:

ANNA KOS
(Name)
1811 W. North, Suite 402
(Address)
Chicago, IL 60622
(City, State, Zip)

DOCUMENT PREPARED BY:

R. Walker, Interstate Bank, 15533 S. Cicero Ave., Oak Forest, IL 60452

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. _____

(Name)

(Address)

ADDRESS OF PROPERTY:

Unit 2B, 1225 N. California/2747 W.

Crystal, Chicago, IL

The Above Address is for Statistical Purpose Only and is not a Part of this Deed.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
357389 \$1,792.50
10/29/2004 10:25 Batch 02208 2



STATE OF ILLINOIS
STATE TAX
OCT. 29.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0023900
FP326669
0000072185

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 29.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011950
FP326670
0000146031



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LEGAL DESCRIPTION attached to Trustee's Deed dated 10/28/04

Parcel 1:

Unit 2B and Parking Space Units P-3 & P-4 in the California & Crystal Condominiums as delineated on a survey of the following described real estate:

Lots 17 & 18 in Block 7 in Humboldt Park Residence Association Subdivision of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 39 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. 0420918071, together with an undivided percentage interest in the Common Elements.

P.I.N. 16-01-230-001-0000 and 16-01-230-036-0000

ADDRESS: Unit 2B, 1225 N. California/2747 W. Crystal
Chicago, IL 60622

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.

THERE WAS NO RIGHT OF FIRST REFUSAL, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM UNIT.

SUBJECT TO: (1) general real estate taxes not due payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

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GENERAL DOCUMENT EXONERATION RIDER

This document is executed by Interstate Bank, not personally but as Trustee, in the exercise of power and authority conferred upon and vested in it as Trustee. It is expressly understood and agreed that nothing in said document shall be construed to create any liability on said Trustee personally to pay any indebtedness accruing hereunder, or to perform any covenants, either express or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document, all such liability, if any, being expressly waived by the parties and their respective successors and assigns and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has not control over the management thereof or the income therefrom, and has no knowledge of any factual matters with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In the event of conflict between the terms of this Rider and of the document to which it is attached on any question of liability or obligation resting upon said Trustee, the terms of this Rider shall control.

County Clerk's Office