

# UNOFFICIAL COPY

FIRST AMERICAN

File #

831814

1083



0431311109

Doc#: 0431311109

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 11/08/2004 09:41 AM Pg: 1 of 3

## TRUSTEE'S DEED

JOINT

The above space for recorders use only

THIS INDENTURE made this 14th day of May, 2004, between  
DuPage National Bank f/k/a The First National Bank of West Chicago

a corporation duly organized and existing as a national banking association under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement, dated the 15th day of May, 1979, and known as Trust Number 1107, party of the first part, and Heath Jansen and Jennifer Paschen

ALAN

PELL

1431 W. Granville of Chicago, IL 60660 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/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, ~~not in tenancy in common, but in joint tenancy~~ <sup>JOINT</sup> ~~tenancy~~, the following described real estate, situated in Cook County Illinois, to-wit:

See attached Legal Description

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

SUBJECT TO: 2003 Real Estate Taxes 2nd Installment, conditions, easements and restrictions of record.

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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Cashier, the day and year first above written.

DUPAGE NATIONAL BANK  
as Trustee, as aforesaid, and ~~not~~ personally,

BY: [Signature]  
Trust Officer

ATTEST: [Signature]  
Assistant Cashier

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Richard F. McCracken,

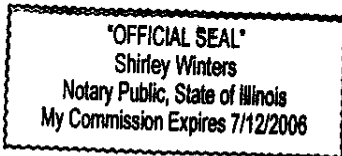
Trust Officer of

DUPAGE NATIONAL BANK, a national banking association, and

James B. Foster,

Assistant Cashier of said national association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant 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 acts and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Cashier did also then and there acknowledge that he/she as custodian of the corporate seal of said, national banking association, did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of May, 2004



[Signature]  
Notary Public

DOCUMENT PREPARED BY:

DuPage National Bank

101 Main Street, West Chicago, IL 60185

SEND SUBSEQUENT TAX BILLS TO:

(Name)

MAIL TO:

M. M. York

(Name)

4001 N. WOLCOTT AVE

(Address)

Chicago IL 60612

(City, State, and Zip)

Mail tax bills to (Address)  
ADDRESS OF PROPERTY:

1351 W. Granville Ave., Unit 201

Chicago, IL 60660

The above address is for statistical purposes only and is not a part of this deed.

# UNOFFICIAL COPY

**Legal Description:**

Unit Number 201, in the The Ladonna Condominium, as delineated on a plat of survey of the following described tract of land: Lots 1 and 2 in Brost and Kemper's Subdivision of that part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, lying North of the South 30 acres thereof, which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded September 26, 2003 as document number 0326931054, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.


Grantor also hereby grants to the grantee, its 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 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 here recited and stipulated at length herein.

The tenant of unit 201 has waived or has failed to exercise the right of first refusal.


**Premises Address:**

1351 W. Granville Ave., Unit 201  
Chicago, Illinois 60660

PIN: 14-05-118-001-0000


CITY TAX  
  
**CITY OF CHICAGO**  
 OCT. 25. 04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 00000010626  
**REAL ESTATE TRANSFER TAX**  
 02013.75  
 FP 102812

COUNTY TAX  
  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 OCT. 28. 04

# 0000001428

REAL ESTATE TRANSFER TAX
00134.25
FP 103028

STATE TAX  
  
**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 OCT. 28. 04

# 0000001217

REAL ESTATE TRANSFER TAX
00268.50
FP 103027