

UNOFFICIAL COPY

4345335 '13

**PRAIRIE BANK
AND TRUST COMPANY**

**TRUSTEE'S DEED
QUIT**



Doc#: 0435747226
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/22/2004 01:31 PM Pg: 1 of 4

The above space is for the recorder's use only

THIS INDENTURE, made this 13th day of December 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 ELENA ALVAREZ

parties of the second part.
Address of Grantee(s): 763 E. 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 763 EAST OAKWOOD CONDOMINIUM ASSOCIATION, RECORDED AS DOCUMENT NO. 0421834129, AND AS THEREAFTER AMENDED, AND THE ILLINOIS CONDOMINIUM PROPERTY ACT.

Address of Real Estate: 763 E. OAKWOOD, UNIT 2, CHICAGO, ILLINOIS 60653

Permanent Index Number: 20-03-208-017-0000, 20-03-208-018-0000 & 20-03-208-019-0000

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.

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 COMML. LOAN OFFICER _____ 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

ST: Peggy Crosby
Asst. Trust Officer
Commercial Loan Officer

CITY OF CHICAGO

CITY TAX



DEC. 17. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012061

REAL ESTATE
TRANSFER TAX

0137250

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 PEGGY CROSBY, COMML. LOAN OFFICER

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 13th day of December, 2004



Patricia A. Tynski
Notary Public

D
E
L
I
V

NAME
STREET

BEATRIZ BETANCOURT
2651 N. MILWAUKEE
CHICAGO, IL 60647

This instrument was prepared by:

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

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 17. 04

REVENUE STAMP

0000023152

REAL ESTATE
TRANSFER TAX

0009150

FP 103017

STATE TAX

STATE OF ILLINOIS



DEC. 16. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023626

REAL ESTATE
TRANSFER TAX

0018300

FP 103014

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

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 763 E. OAKWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421834129, IN THE NORTH 1/2 OF THE NORTHEAST ¼ 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: **763 E. OAKWOOD, UNIT 2, CHICAGO, IL. 60653**

PTN: **20-03-208-017-0000, 20-03-208-018-0000, 20-03-208-019-0000**
affects PIQ and other property.

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.

UNOFFICIAL COPY

EXHIBIT "A"

SUBJECT TO DECLARATION OF EASEMENT BY GRANTOR DATED THE 20 DAY OF MARCH 2003 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0030382560, WHICH IS INCORPORATED HEREI BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AN ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED TH 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 REMAININ 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