



Doc#: 0502846191  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/28/2005 01:35 PM Pg: 1 of 4

MB Financial Bank, N.A.  
475 E. 162<sup>nd</sup> Street  
South Holland, Illinois 60473

4

THIS INDENTURE, made this 1st day of November, 2004, between **MB Financial Bank, N.A.**, a National Banking Association, as successor trustee to South Holland Trust & Savings Bank, as successor to under 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 12th day of October, 1990 and known as Trust No. 9965 arty of first part, and George A. Fundich and Barbara Fundich, as Co-Trustees or their successors in trust, of the FUNDICH FAMILY TRUST, dated October 1, 2004, of: 3 Shadow Creek Circle Palos Heights, IL 60463

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollar & 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party{ies } of the second part, the following described real estate, situated in Cook County, State of Illinois, to-wit:

Legal Description:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" WHICH IS ATTACHED HERERO AND MADE A PART HEREOF.

P.I.N.(s): 17-10-209-025-1087

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party{ies} of the second part, and to the proper use, and benefit of said party{ies} 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. 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 by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

\*MB Financial Bank N.A., as Trustee as aforesaid, and not personally

By: Spring Alexander Trust Officer

Attest: Rosi J. Morris Assistant Secretary

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned \_\_\_\_\_, a

Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT  
Spring Alexander - Trust Officer of \*MB Financial Bank, N.A., and

Lisa F. Morris - Asst. Secretary 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. Secretary**, 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 Trust Officer 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, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument prepared by:

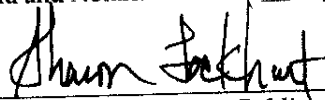
MB Financial Bank, N.A.

475 E. 162<sup>nd</sup> Street

South Holland, IL 60472

Land Trust Dept.

Given under my hand and Notarial Seal this 1st day of November, 2004.



Notary Public



INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

211 E. Ohio Street {Unit No. 812}  
Chicago, Illinois 60611

D Mail Recorded Deed and Tax Bills to:

E  
L  
I  
V  
E  
R  
Y

George Fundich  
3 Shadow Creek Circle  
Palos Heights, IL 60463

COUNTY-ILLINOIS TRANSFER STAMPS

Exempt under Provision of Paragraph E, Section 4

Real Estate Transfer Act

T  
O

COOK County Clerk's Office

**UNOFFICIAL COPY**

EXHIBIT A

99714338

PARCEL 1: UNIT #12 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM, RECORDED AS DOCUMENT NO. 99613754 (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753.

PARCEL 3: VALET PARKING RIGHT APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION.

ANY TENANT OCCUPYING THE ABOVE DESCRIBED UNIT WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED AT THE TIME THE CONTRACT FOR THAT PROPERTY WAS SIGNED EITHER HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE AT THAT TIME OR HAS WAIVED OR FAILED TO EXERCISE THAT RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

GENERAL:

WITH RESPECT TO PARCELS 1, 2 AND 3, GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS SPECIAL WARRANTY DEED IS SUBJECT TO (i) ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION OF EASEMENTS; (ii) GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE; (iii) SPECIAL TAXES AND ASSESSMENTS (ii) FOR IMPROVEMENTS NOT YET COMPLETED; (iv) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (v) COVENANTS, CONDITIONS, RESTRICTIONS, AND BUILDING LINES OF RECORD; (vi) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (vii) ENCROACHMENTS; (viii) PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; (ix) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; (x) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (xi) ACTS DONE OR SUFFERED BY THE PURCHASER.

COMMON ADDRESS: 211 East Ohio, Chicago, Illinois

PIN NOS.:  
 17-10-209-002  
 17-10-209-003  
 17-10-209-008  
 17-10-209-010  
 17-10-209-011  
 17-10-209-009

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor of his/her agent affirms that to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business of acquire and hold title to real estate under the law of the State of Illinois.

Dated: October   0  , 2004

Signature: Barbara J. Funduk  
Grantor or Agent

Subscribed and Sworn to  
before me October   0  , 2004

Notary Public



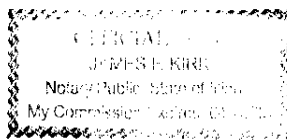
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October   30  , 2004

Signature: Barbara J. Funduk  
Grantor or Agent

Subscribed and Sworn to  
before me October   30  , 2004

Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions or Section 4 of the Illinois Real Estate Transfer Tax Act.)