

# ALBANK UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0505311239  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/22/2005 01:57 PM Pg: 1 of 3

After Recording Mail To:

ANA HOTCHA  
3550 W. MONTROSE # 307  
CHICAGO IL 60618

Name and Address of Taxpayer:

ANA HOTCHA  
3550 W. MONTROSE # 307  
CHICAGO IL 60618

1 OF 2 PAGES NO ABV  
CTI HD 5240272

THIS INDENTURE, made this 8TH DAY OF FEBRUARY, 2005 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated 05/27/2003, and known as Trust Number 11-5900, Party of the First Part, and ANA HOTCA, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

UNITS 307 AND P-14 IN 3550 W. MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN M.A. BARNES SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 25, 2005 AS DOCUMENT 0502539022, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: UNITS #307 AND P-14, 3550 W MONTROSE, CHICAGO, IL 60625  
PIN # 13-14-221-020-0000 (AFFECTS THIS AND OTHER PROPERTY)

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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.

*But 3/2*

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SUBJECT TO: General real estate taxes for the current year not then due; the Act, Declaration, Plat and By-Laws: easements, covenants, and conditions of record; the Grantee's mortgage, if any.

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, AFORESAID, 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.


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.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: *[Signature]* Trust Officer

Attest: *[Signature]* Vice President

STATE OF ILLINOIS



FEB. 17. 05

STATE TAX


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033558

REAL ESTATE TRANSFER TAX
0023000
FP 102808

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB. 17. 05


COUNTY TAX

REVENUE STAMP

# 0000083762

REAL ESTATE TRANSFER TAX
0011500
FP 102802

CITY OF CHICAGO



FEB. 17. 05

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001148

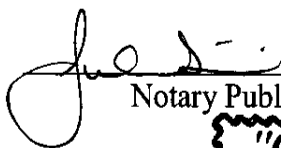
REAL ESTATE TRANSFER TAX
0172500
FP 102805

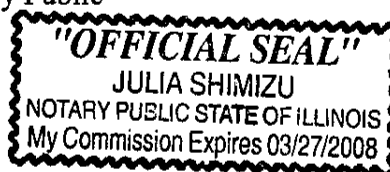
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STATE OF ILLINOIS)  
  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8TH DAY OF FEBRUARY, 2005

  
\_\_\_\_\_  
Notary Public



Illinois Transfer Stamp - Exempt under provisions of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act

\_\_\_\_\_  
Buyer, Seller or Representative

\_\_\_\_\_  
Date

**Prepared by:** Julie Shimizu, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 268 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.  
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

Property of Cook County Clerk's Office