

# UNOFFICIAL COPY



Doc#: 0505542003  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/24/2005 07:32 AM Pg: 1 of 2

## TRUSTEE'S DEED

143

Mo Abs  
LAW

Grantor, COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute land trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain Trust

Agreement dated the 26<sup>th</sup> day of January in the year 2001, and known as Trust Number 31283, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to: Johnnie Lee and Vickie McGuire-Lee

PRIN

of 6830 S. Michigan Avenue, IL and 5016 S. Prairie, IL the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

ST 750 70621

**Parcel 1:**  
Unit 2407-1 in the Silver Coast Citadel Condominium as delineated on a survey of the following described real estate: Lots 5 and 6 (except from each of the said Lots 5 and 6, the Easterly 33 feet taken for Phillips Avenue and except the South 2 feet of said Lot 6) in Division 4 in South Shore Subdivision of the North fractional 1/2 of fractional Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127, and 128 of Division 1 of Westfall's Subdivision of Douglas Tract, which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0011197262 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**  
Easements for the benefit of Parcel 1 for ingress, egress, use and enjoyment as created by Declaration of Condominium Ownership, as amended from time to time, recorded as Document Number 0011197262.

CT

For the purposes of this Deed this is not Homestead property and shall be subject to the following: General Real Estate Taxes for the year 2001 and subsequent; Covenants Conditions and Restrictions of Record; Building lines and easements; Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; Public and Utility easements including any easements established by or implied from the Declaration of Condominium or any amendment thereto; Party Wall rights and agreements; Limitations, conditions, provisions and covenants imposed by the Illinois Condominium Property Act; Installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium Ownership,

"Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the property legally described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserved 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 provision of said Declaration were recited and stipulated at length herein."

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

PIN: 21-30-104-041-1087

RECORD THIS DEED

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Trust Officer this 27th day of January in the year 2005.

Box 334

