UNOFFICIAL COPY

PRAIRIE BANK AND TRUST COMPANY

TRUSTEE'S DEED

4337426 1/2



Doc#: 0506347234 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/04/2005 12:31 PM Pg: 1 of 3

	The above space is for the recorder's use only	
THIS INDENTURE, made this 15th	day of <u>February 2005</u>	
	ANY, 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 cer		
May, 2002, a	nd known as Trust Number 02-069, party of the first part, and	
TONY JAMES		
	parties of the second part.	
Address of Grantee(s): 767 EAST OAKWOOD, UNIT 3, 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 Juit Claim and convey unto said parties of the second part,		
	the following described real estate, situated in	
COOK Cou	inty, Illinois, to-wit:	
SEE ATTACHED LEGAL DESCRIPTION		
	4h.,	
	C'/	
SUBJECT TO: GENERAL REAL EST	ATE TAXES FOR 2004 AND THEREAFTER AND	
COVENANTS, CONDITIONS, AND RE	STRICTIONS OF RECORD, BUILDING LINES, AND	
BUILDING AND ZONING LAWS, DEC	LARATION OF CONDOMINIUM AND BY-LAWS OF 767 E. ON, RECORDED AS DOCUMENT NO. 0421834128, AND	
OAKWOOD CONDOMINIUM ASSOCIATI	E ILLINOIS CONDOMINIUM PROPERTY ACT.	
AS INEREAFIER AMENDED, AND III	E IBBINOIS COMBONIZATION INC.	
	(C)	
	C)	
Address of Real Estate: UNIT 3, 767 E. OAKWOOD, CHICAGO, ILLINOIS 60653		
Permanent Index Number: 20-03-208-017, 20-03-208-018, 20-03-208-019		
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 of	her power and authority thereunto enabling.	

UNOFFICIAL COPY

Asst. Trust Officer, the day and year first above written. PRAIRIE BANK AND TRUST COMPANY as Truste, as aforesaid, BY: Asst. Trust Officer, the day and year first above written. PRAIRIE BANK AND TRUST COMPANY as Truste, as aforesaid, BY: Asst. Trust Officer ATTEST: Asst. Trust Officer Asst. Trust O	IN WITNESS WHEREOF, said pa	rty of the first part has caused its corporate seal to be hereto affixed and has caused its
PRARIE BANK AND TRUST COMPANY as Trustee, as aforesaid, BY: ASSI. Trust Officer ATTEST: ASSI. Trust Officer ATTEST: ASSI. Trust Officer ATTEST: ASSI. Trust Officer ASSI. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN ASSI. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN ASSI. Trust Officer and Assi. Trust Officer, respectively, appeared before methis cap's porson and acknowledged that they signed and delivered the said instrument as assi. Town officer and voluntary act, and as the free and v		
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ATTEST: Asst. Trust Officer REAL ESTATE TRANSFER TAX 02025,00 PD 103018 Asst. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN Asst. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN Asst. Trust Officer and Asst. Trust Officer, respectively, appeared before me this day for person and acknowledged that they signed and delivered the said instrument as only own free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Asst. Trust Officer did also then a id there acknowledge that said Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer acknowledge that said Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer acknowledge that said Asst. Trust Officer and Asst. Trus		as Trustee, as aforesaid,
ATTEST: Asst. Trust Officer REAL ESTATE TRANSFER TAX 02025,00 PD 103018 Asst. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN Asst. Trust Officer of PRAIRIE BANKANDTRUST COMPANY and KAREN M. FINN Asst. Trust Officer and Asst. Trust Officer, respectively, appeared before me this day for person and acknowledged that they signed and delivered the said instrument as only own free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Asst. Trust Officer did also then a id there acknowledge that said Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer acknowledge that said Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer and Asst. Trust Officer acknowledge that said Asst. Trust Officer and Asst. Trus		
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REAL ESTATE TRANSFER TAX O202500 FP 103018 As 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 BANKANDTRUST COMPANY, and KAREN M. FINN 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 of Said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Trust Officer of Said Bank for the uses and purposes, therein set forth and the said and voluntary act of said Bank for the uses and purposes, therein set forth and the said and said instrument as spin asst. Trust Officer as custodian of the corporate seal of said Bank to said instrument as spin asst. Trust Officer as custodian of the corporate seal of said Bank to said instrument as spin asst. Trust Officer as custodian of the corporate seal of said Bank for the uses and voluntary act, and as the free and voluntary act of said Bank for the uses and voluntary act, and as the free and voluntary act of said Bank for the uses and voluntary act, and as the free and voluntary act,		
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A, 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 BANKANDTRUST COMPANY, and KAREN M. FINN 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 cay in person and acknowledged that they signed and delivered the said instrument as 40.27 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 15TH day of FEERUARY OFFICIAL SEAL PATRICIA A TYNSKI NOTARY FIBELC, STATE OF ILLINOIS FREAL ESTATE TRANSFER TAX OO270,000 REAL ESTATE TRANSFER TAX OO270,000	CITY OF CHICAGO M REAL	ESTATE
A, 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 BANKANDTRUST COMPANY, and KAREN M. FINN 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 cay in person and acknowledged that they signed and delivered the said instrument as 40.27 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 15TH day of FEERUARY OFFICIAL SEAL PATRICIA A TYNSKI NOTARY FIBELC, STATE OF ILLINOIS FREAL ESTATE TRANSFER TAX OO270,000 REAL ESTATE TRANSFER TAX OO270,000	TRAN	ISFER TAX
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Trust Officer of PRAIRIE BANKANDTRUST COMPANY, and KAREN M. FINN 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 cay in person and acknowledged that they signed and delivered the said instrument as one; own free and voluntary act, and as the free and voluntary act of said Bank for fix uses and purposes, therein set forth and the said Asst. Trust Officer as custodian of the corporate sea. Asst. Trust Officer's own free and voluntary act, and as the free and voluntary act, and as the free and voluntary act, and as the free and voluntary act, said Bank did affix the said corporate sea 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 15TH day of FEBRUARY OCFICIAL SEAL PATRICIA A. TYNSKI MYCOM: SIGNE EXPRES 9-18-2000 Notary Public This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, IL 60455 REAL ESTATE TRANSFER TAX O027000 REAL ESTATE TRANSFER TAX O027000		1, the undersigned, a Notary Public in and for said County, in the State aforesaid
COMPANY, and KAREN M. FINN 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 about 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 as custodian of the corporate seal of said Bank to said instrument as about Asst. Trust Officer as custodian of the corporate seal of said Bank for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 15TH day of FEBRUARY OFFICIAL SEAL PATRICIA A. TYNSKI MYCON! SION EXPRESS 9-18-2008 Notary Public This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, II. 60455 E COOK COUNTY ALESTATE TRANSFER TAX O027000 REAL ESTATE TRANSFER TAX O027000		
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 cary in person and acknowledged that they signed and delivered the said instrument as an over 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 as custodian of the corporate sense, said Bank did affix the said corporate seal of said Bank to said instrument as asid 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 15TH day of FEBRUARY OFFICIAL SEAL PATRICIA A. TYNSKI MOTARY PIBLIC, STATE OF ILLINOIS MY COM: 38ION EXPIRES 9-18-2006 Notary Public This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, IL. 60455 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX O027000	Co. C. C. C.	Trust Officer of PRAIRIE BANKANDTRUST
County of Cook Whose names are subscribed to the foregoing instrument as such, Trust Officer and Asst. Trust Officer, respectively, appeared before me this cay in person and acknowledged that they signed and delivered the said instrument as another 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 a dither acknowledge that said Asst. Trust Officer as custodian of the corporate set of said Bank did affix the said corporate set 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 15TH day of FEBRUARY OFFICIAL SEAL PATRICIA A. TYNSKI MOTARY PUBLIC, STATE OF ILLINOIS MYCOM SIGNIFERS 9-18-2008 Notary Public This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, IL 60455 STATE OF ILLINOIS WAR1.05 REAL ESTATE TRANSFER TAX O0270,00		COMPANY, and KAREN M. FINN
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Given under my hand and Notarial Seal this 15TH day of FEBRUARY PATRICIA A. TYNSKI NOTARY PUBLIC, STATE OF ILLINOIS MY COM: SIOM EXPIRES 9-18-2006 Notary Public This instrument was prepared by: PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue Bridgeview, IL 60455 REAL ESTATE TRANSFER TAX O027000 REAL ESTATE TRANSFER TAX O027000		
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FP 10.2014		DEPARTMENT OF REVENUE # FP 103014

FP 103017

0506347234 Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 767 E. OAKWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421834128, IN THE NORTHEAST 1/4 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-3, 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: 767 E. OAKWOOD, UNIT 3, CHICAGO, IL. 60653

PTN: 20-93-208-017, 20-03-208-018, 20-03-208-019

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 Condomina un, 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.

There are no tenants as this is new construction. There is no right of first refusal to be waived.

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; together with the Declaration of Easement and Covenants 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 herein by reference thereto. Grantor Grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the 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 thereby created 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 conveyances 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.