

UNOFFICIAL COPY

GIT



**PRAIRIE BANK
AND TRUST COMPANY**

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

TRUSTEE'S DEED

4337426 1/2

The above space is for the recorder's use only

THIS INDENTURE, made this 15th day of February 2005
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 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 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 2004 AND THEREAFTER AND COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES, AND BUILDING AND ZONING LAWS, DECLARATION OF CONDOMINIUM AND BY-LAWS OF 767 E. OAKWOOD CONDOMINIUM ASSOCIATION, RECORDED AS DOCUMENT NO. 0421834128, AND AS THEREAFTER AMENDED, AND THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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 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 _____ 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

ATTEST: Karen M. Finn
Asst. Trust Officer

CITY OF CHICAGO



MAR. -1.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012873

REAL ESTATE
TRANSFER TAX

0202500

FP 103018

CITY TAX

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 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 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 15TH day of FEBRUARY, 2005



Patricia A. Tynski
Notary Public

D
E
L NAME TONY JAMES
I
V STREET 767 EAST OAKWOOD, UNIT 3
E
R CITY CHICAGO, ILLINOIS 60653

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
MAR. -1.05
REVENUE STAMP

0000024473

REAL ESTATE
TRANSFER TAX

0013500

FP 103017

is

STATE TAX



FEB. 28. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000024750

REAL ESTATE
TRANSFER TAX

0027000

FP 103014

EXHIBIT "A" 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: ~~20-02-208-017~~, ~~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 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.

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.