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Doc#: 0510541079

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/15/2005 12:00 PM Pg: 1 of 4

PRAIRIE BANK AND TRUST COMPANY

TRUSTEE'S DEED

2034/00 MM	54/150 or the recorder's use only	
THIS INDENTURE, mude this 29TH	day of APRIL	2004
between PRAIRIE BANK AND TRUST COMP	ANY, an Illinois Banking Corporation, duly auth	orized to accept and execute
trusts within the State of Illi 1013, 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		day of
OCTOBER , 2002 , a	nd known as Trust Number 02-136	•
ERNESTO AGRON		
		_ parties of the second part.
Address of Grantee(s): UNIT 107, 4011	NORTH FRANCISCO, CHICAGO, IL	
WITNESSETH, that said party of the first	p. rt in consideration of the sum of Ten dollars (\$10.00), and other good and
valuable considerations in hand paid, does	hereby Guit Claim and convey unto said	parties of the second part,
777.1.	the following des	cribed real estate, situated in
<u>COOK</u> Cou	inty, Illinois, to-wit:	
LEGAL DESCRIPTION ATTA	CHED HERETO AND MADE A PART TH	EREOF
City of Chicago	Real Estate	
Dept. of Revenu	e Transfer Stemp	
-		
< 376232	\$1,830.00	
04/14/2005 14:16	Batch 02208 28	
SUBJECT TO: COVENANTS CONDI-	TIONS EASEMENTS AND RESTRICTS	ONS OF RECORD.

GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEAR.

Address of Real Estate: UNIT 107, 4011 NORTH FRANCISCO, CHICAGO, Permanent Index Number: 13-13-330-013-0000 AND 13-13-330-027-0000

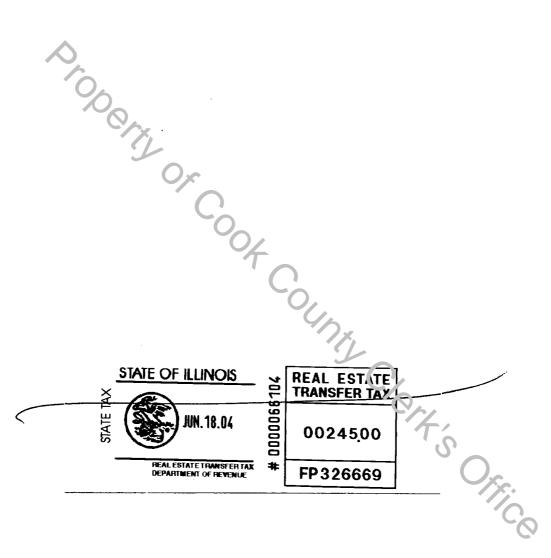
Together with the tenements and appurtenances thereunto belonging.

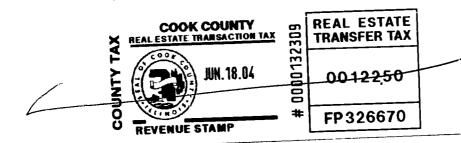
TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part

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.

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IN WITNESS WHEREOF, said par	ty of the first part has caused	its corporate seal to be hereto affixed and has caused its	
9 1 3		Trust Officer and	
attested by its	· · · · · · · · · · · · · · · · · · ·		
	P	RAIRIE BANK AND TRUST COMPANY	
		as Trustee, as aforesaid,	
	DV	Our DAIR	
	BY:	H351. Trust Officer	
		Trust Officer	
	ATTEST:	TETERS M. Date	
	Asst. Trust Officer		
		Abbit Hubt Officer	
70-			
Q			
7			
	the undersigned a Notary	y Public in and for said County, in the State aforesaid	
	DC HEREBY CERTIFY, T	•	
	ASSIST INT	Trust Officer of PRAIRIE BANKANDTRUST	
State of Illinois	COMPAINY and TERESA		
SS.		Bank, personally known to me to be the same persons,	
County of Cook)	whose names are subscribed to the foregoing instrument as such,		
		rust Officer and Asst. Trust Officer, respectively, ap-	
	peared before me this day in person and acknowledged that they signed and deliv-		
	ered 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 the e acknowledge that said Asst. Trust Of-		
	ficer as custodian of the corporate seal of said Bank did affix the said corporate		
		nstrument as gaid Asst. Trust Officer's own free and	
		free and voluntary ict of said Bank for the uses and	
ç	purposes therein set forth		
SEAL SEAL \$	Given under my hand and		
PEGGY CROSBY }	day of APRIL	, <u>2004</u>	
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:04/28/06	0 0 1		
WAS COMMISSION EXPINES.	Margary Crosly		
	Notary Public O		
D		This instrument was prepared by:	
E Ernestu Ho	i ra n	DD AIDIE DANIZAND TRUCT COMBANIZ	
L NAME	Flancis 4	PRAIRIE BANK AND TRUST COMPANY 7661 S. Harlem Avenue	
V STREET 4 / 107		Bridgeview, IL 60455	
D E E L NAME I V STREET E R CITY Chrcagu, I Chrcagu, C	, 60613	•	
R CITY Chrcagu,	, t		
Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.			
O:			
-	Date	Ruyer Seller or Representative	

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Unit ____ and ______ in the FRANCISCO CONDOMINIUMS as delineated on the survey of the following described real estate:

Parcel 1:

Lot 29 in Block 15 in Rose Park, a Subdivision of the East ½ of the Southwest ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

Lots 1 to 5 in Resubdivision of Lots 24 to 28 in Block 15 in Rose Park, a Subdivision of the East ½ of the Southwest ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, ir. Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document 0407827021 together with an undivided percentage interest in the common elements.

ADDRESS: 4011 North Francisc 1/2850 West Irving Park Road

Chicago, Illinois 60613

P. I. N. 13-13-330-013-0000 13-13-330-027-0000

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE RENEFIT 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.

THERE WAS NO RIGHT OF FIRST REFUSAL FOR A TENANT OF THIS UNIT, AS THE CONDOMINIUM IS NEW CONSTRUCTION AND THERE WAS NO TENANT.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.