

UNOFFICIAL COPY



Doc#: 0510914020
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/19/2005 07:46 AM Pg: 1 of 3

MAIL TO:

James W. Harbison
11800 S. 75th Ave
Palmer Heights, IL 60465

THIS INDENTURE MADE this 11th day of March, 2005, between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, 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 the 14th day of October, 2004, and known as Trust Number 18506, party of the first part and John Funk

whose address is 2444 W. 111th St., Unit 1-A, Chicago, IL 60655 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Unit No. 1-A (2444) and P-15 in Beverly Courtyard Condominiums, as delineated on a survey of the following described real estate:

Lots 69,70,71,72,73 and 74 in Southtown being a Resubdivision of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as an exhibit to the Declaration of Condominium recorded March 3, 2005 as Document No. 0506219082, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN: 24-13-430-037

Common Address: 2444 West 111th Street, Unit 1-A, Chicago, IL 60655

Subject To: Declaration of Condominium Recorded March 3, 2005 as Document 0506219082; Limitations and conditions of the Illinois Condominium Property Act

P.N.T.N.

together with the tenements and appurtenances thereunto belonging.

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

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 AVP and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:

Donna Diviero
Donna Diviero, ATO

By:

Patricia Ralphson
Patricia Ralphson, AVP

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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 Patricia Ralphson of the **STANDARD BANK AND TRUST COMPANY** and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 11th day of March, 2005.

[Signature]
NOTARY PUBLIC

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th St.
Hickory Hills, IL 60457

Property of Cook County Clerk's Office

TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 AND STIPULATED AT LENGTH HEREIN.


THE TENANT OF THE UNIT DID NOT HAVE A RIGHT OF FIRST REFUSAL.

PURSUANT TO 765 ILCS 5/35D, NOTICE IS HEREBY GIVEN GRANTEE THAT THE PERMANENT INDEX NUMBER CONTAINED IN THIS CONVEYANCE DOES NOT SPECIFICALLY REPRESENT THE LEGAL DESCRIPTION OF THE PROPERTY. NOTICE IS FURTHER GIVEN THAT A DECLARATION OF CONDOMINIUM HAS BEEN RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 3, 2005 AS DOCUMENT NUMBER 0506219082 WHICH WILL RESULT IN THE ISSUANCE OF A PERMANENT INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREIN.

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CITY TAX

CITY OF CHICAGO



APR. 13.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

* 0000004998


REAL ESTATE TRANSFER TAX

0075750

FP 103026

STATE TAX

STATE OF ILLINOIS



APR. 13.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

* 0000017024


REAL ESTATE TRANSFER TAX

00105.00

FP 103021

COUNTY TAX

COOK COUNTY



APR. 13.05

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

* 0000017034

REAL ESTATE TRANSFER TAX

00052.50

FP 103025