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Doc#: 0511115161
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/21/2005 12:26 PM Pg: 1 of 5

**TRUSTEE'S RATIFICATION
OF THE
DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS
FOR THE 4322 S. EVANS AVENUE
CONDOMINIUMS**

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

James R. Pittacora
Pittacora & Crotty
566 W. Lake Street, Suite 200
Chicago, Illinois 60661

**PERMANENT REAL ESTATE
NUMBERS:**

20-03-405-023-0000

1900

DB

8188737

JR

334

box

Property of Cook County Clerk's Office

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**TRUSTEE'S RATIFICATION
OF THE
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS
FOR THE 4322 S. EVANS AVENUE
CONDOMINIUMS**

THIS RATIFICATION AGREEMENT is made and entered into by Standard Bank & Trust as Trustee Under Trust Agreement Dated February 24, 2004 Known as Trust Number 18131 (hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS the Trustee held legal title to a parcel of real estate situated in the City of Chicago, Cook County, Illinois (hereinafter referred to as the "Parcel") and legally described in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, the Parcel was developed by Clarke Construction, LLC, an Illinois Limited Liability Company, and submitted to the provisions Condominium Property Act of the State of Illinois by Clarke Construction, LLC pursuant to a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws recorded with the Cook County Recorder of Deeds on March 11, 2005 as Document Number 0507034036 (hereinafter referred to as the "Declaration"); and

WHEREAS, the name of the Condominium is "4322 S. Evans Avenue Condominiums"; and

WHEREAS, the Trustee desired and intended to execute the Declaration and submit the Parcel to the Condominium Property Act of the State of Illinois in accordance with and subject to all terms and provisions within the Declaration, however, Trustee's signature was inadvertently omitted from the Declaration.

WHEREAS, the Trustee herein desires to consent, ratify and affirm the execution and recording of the Declaration.

NOW, THEREFORE, the Trustee, for the purposes above set forth and for consideration acknowledged received, hereby consents, ratifies and affirms the recording of the Declaration with the Cook County Recorder of Deeds on March 11, 2005 as Document Number 0507034036 as if Trustee had executed the Declaration prior to it being recorded with the Cook County Recorder of Deeds.

IN WITNESS WHEREOF, Standard Bank & Trust as Trustee Under Trust Agreement Dated February 24, 2004 Known as Trust Number 18131 has caused this Trustee's Ratification of Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-

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Laws to be signed by its duly authorized officers on its behalf on this 18 day of April, 2005.

Standard Bank & Trust a/t/u Trust Agreement
Dated February 24, 2004 a/k/a Trust No. 18131

ALL INSTRUMENTS OR AIDS ATTACHED HERETO
ARE TO BE A PART HEREOF.

By: Patricia Ralphson

Its: Patricia Ralphson, A.V.P.

ATTEST:

By: Donna Diviero

Its: Donna Diviero, A.T.C.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that _____ and _____ and _____, respectively, of Standard Bank & Trust, as such _____ and _____, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 _____ day of April, 2005.

Notary Public

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This DOCUMENT is executed by STANDARD BANK & TRUST COMPANY, not personally but as Trustee under Trust No. 18131 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said Document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said Document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely hold legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. Inevent of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said Trustee, the provisions of this rider shall be controlling.

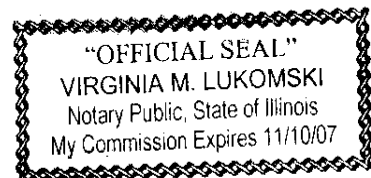
**STATE OF ILLINOIS
COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Patricia Ralphson of Loana Diviero of said Bank, STANDARD BANK & TRUST COMPANY and AVP and ATO 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 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 ATO did also then and there acknowledge that ~~HE~~/she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as ~~his~~/her 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 18th day of April, 2005

Virginia M. Lukomski

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

UNITS 1, 2 AND 3 IN 4322 S. EVANS AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT THE SOUTH 5.13 FEET OF LOT 8 AND ALL OF LOT 9 IN J.S.WRIGHT'S SUBDIVISION OF LOT 3 IN BLOCK 1 OF SALTON, STALL AND RUSSELL'S SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 11, 2005, AS DOCUMENT NUMBER 0507034036; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index No. 20-03-405-023-0000

Property Address: 4322 S. Evans, Chicago, Illinois 60637

Cook County Clerk's Office