

# UNOFFICIAL COPY



Doc#: 0511614292  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 04/26/2005 01:41 PM Pg: 1 of 4

FIRST AMERICAN  
File # 1079988  
143

## TRUSTEE'S DEED

THIS INDENTURE, made this 12th day of April 2005, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 16th day of January 2003 and known as Trust No. 03-2485, party of the first part and MICHAEL H. LUPILOFF and JANET M. LUPILOFF, husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety, of 113 Villa Way, Bloomingdale, IL 60108, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, MICHAEL H. LUPILOFF and JANET M. LUPILOFF, husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

\*1806 W. RICE # 2E  
CHICAGO, IL 60622

P.I.N. 17-06-435-049-0000

Commonly known as 1806 W. Rice, Unit 2E, Chicago, IL 60622

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

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, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 APR. 25. 05  
 # 799100000

REAL ESTATE TRANSFER TAX
01500.00
FP 102812

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 APR. 25. 05  
 # 508990000

REAL ESTATE TRANSFER TAX
00100.00
FP 103028

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 APR. 25. 05  
 # 0000008600

REAL ESTATE TRANSFER TAX
00200.00
FP 103027

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By *Joan Micka*

Attest *[Signature]*

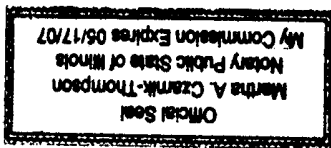
STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi 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 Vice President, 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 Vice President did also then and there acknowledge that said 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 Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 12th day of April, 2005.



*Martha A. Czarnik-Thompson*  
Notary Public

D Name *Patrick J. Powell*  
E  
L Street *19 S. LaSalle St.*  
I  
V City *Chicago IL 60603*  
E  
R Or:  
Y Recorder's Office Box Number

For Information Only  
Insert Street and Address of Above  
Described Property Here

1806 W. Rice, Unit 2E  
Chicago, IL 60622

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

UNIT NO. 1806-2E, IN THE SECOND CENTURY CONDOMINIUM OF 834 NORTH WOOD AND 1806 WEST RICE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 9 AND 10 IN CULBERTSON'S SUBDIVISION IN THE NORTH HALF OF BLOCK 8 IN COCHRAN'S AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 5, 2005, AS DOCUMENT NO. 0509534076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1806 W. Rice, Unit 1806-2E, Chicago, Illinois

P.I.N.: 17-06-435-049-0000

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) the Condominium Declaration and Illinois Condominium Property Act; (c) public, private and utility easements and buildings set back lines of record; (d) zoning and building laws and ordinances; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (f) covenants, conditions and restrictions of record which do not interfere with the intended use of the Property as residential condominium unit; (g) special taxes or assessments, if any, for improvements not yet completed; and installments, if any, not due at the date hereof for any special tax or assessment for improvements heretofore completed; and (h) acts done or suffered by Purchaser, or persons claiming by or through Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 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 TENANT OCCUPYING THE UNIT WITH AN OPTION TO PURCHASE UNDER THE ILLINOIS CONDOMINIUM PROPERTY ACT, SAID UNIT HAVING BEEN VACATED PRIOR TO COMMENCEMENT OF THE CONVERSION PROCESS.