

# UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, dated this 3rd Day of June, 2005, between FAMILY BANK AND TRUST COMPANY, \*\* an Illinois banking corporation, Palos Hills, 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 26th day of August, 2002, and known as Trust No. 7-691, party of the First Part, and Adam D. Spencer and Sharon L. Spencer, parties of the Second Part. Family Bank & Trust Co.



Doc#: 0519435177  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 09:49 AM Pg: 1 of 4

AS TENANTS BY THE ENTIRETIES  
NOT TENANTS IN COMMON  
NOT JOINT TENANTS

(Address of Grantees 6107 W. 63rd Pl., Chicago, IL)

Box for Recorder's Use Only

WITNESSETH, that the party of the First Part, in consideration of the sum of Ten Dollars and no/100 (\$10.00-----), and other good and valuable considerations acknowledged and in hand paid, does hereby grant, sell and convey unto the parties of the Second Part, not as tenants in common, but as joint tenants with right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

Together with the tenements and appurtenances thereunto belonging.

Property Address: 6120-2 W. 65th St., Chicago, IL  
Permanent Tax No. 19-20-112-010, 19-20-114-017, 19-20-114-018

TO HAVE AND TO HOLD the same unto said parties of the Second Part not in tenancy in common, but in joint tenancy with right of survivorship, and to the proper use and benefit of said parties of the Second Part forever.

This Deed is executed pursuant to and in the exercise of the 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 such trust agreement above-mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any) of record in said county given to secure the payment of money and remains unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the First Part caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Chairman of the Board/CEO & Trust Officer and attested by its Chairman of the Board/CEO and Trust Officer, the day and year first above written.

ATTEST:

FAMILY BANK AND TRUST COMPANY  
as Trustee as aforesaid.

By [Signature]  
Chairman of the Board/CEO & Trust Officer

[Signature]  
Executive Vice President & ATO

This instrument was prepared by:

FAMILY BANK AND TRUST COMPANY  
10360 S. Roberts Road  
Palos Hills, Illinois 60465

BOX 334 CTY

4129

173  
543232495  
HX3632495  
CTY

# UNOFFICIAL COPY

STATE OF ILLINOIS

SS:

COUNTY OF COOK

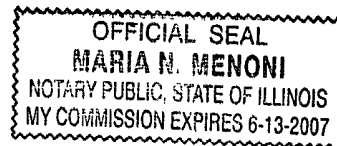
I, Maria N. Menoni a Notary Public in and for said County, in the State aforesaid,  
 DO HEREBY CERTIFY that Marvin A. Siensa, Chairman of the Board/CEO & Trust Officer of FAMILY BANK AND TRUST COMPANY, AND Michael M. Siensa, Executive Vice President & ATO thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chairman of the Board/CEO & Trust Officer and Executive Vice President & ATO respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 said Chairman of the Board/CEO & Trust Officer and Executive Vice President did also then and there acknowledge that he or she as custodian of the corporate seal of the Bank did affix said corporate seal of said Bank to said instrument as his or 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 3rd day of June 2005.

*Maria N. Menoni*  
 \_\_\_\_\_  
 NOTARY PUBLIC

After Recording Mail To:

6120 - 2 W. 65<sup>th</sup> St  
 Chicago, IL  
 60638



STATE OF ILLINOIS

JUL.-7.05

REAL ESTATE TRANSFER TAX

00305.00

FP 103032

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 000007367

*Your Dedicated Community Bank*  
**FAMILY BANK AND TRUST COMPANY**  
 10360 S. Roberts Rd. • Palos Hills, IL 60465 • (708) 430-5000 • Member FDIC

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX

JUL.-7.05

REAL ESTATE TRANSFER TAX

00152.50

FP 103034

REVENUE STAMP

COUNTY TAX

# 000007441

CITY OF CHICAGO

JUL.-7.05

REAL ESTATE TRANSFER TAX

02288.00

FP 103033

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY TAX

# 000002499

# UNOFFICIAL COPY

**PARCEL 1:**

THAT PART OF THE EAST 120.00 FEET OF THE WEST 420.00 FEET OF BLOCK 5, IN  
FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION BOUNDED AND DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST 120.0 FEET OF THE WEST 420.00  
FEET OF THE SOUTH 1/2 OF BLOCK 5 AFORESAID; THENCE SOUTH 89 DEGREES, 52 MINUTES,  
18 SECONDS EAST 69.85 FEET; THENCE SOUTH 0 DEGREES, 0 MINUTES, 38 SECONDS WEST,  
73.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 48 MINUTES, 3  
SECONDS EAST, 50.14 FEET; THENCE SOUTH 0 DEGREES, 0 MINUTES, 0 SECONDS WEST 23.13  
FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 3 SECONDS WEST 50.13 FEET; THENCE  
NORTH 0 DEGREES, 0 MINUTES, 38 SECONDS, EAST 23.13 FEET TO THE POINT OF  
BEGINNING, ALL IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 6120-6126 TOWNHOME ASSOCIATION,  
RECORDED MAY 5, 2005, AS DOCUMENT 0512539008.

Property of Cook County Clerk's Office

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## EXHIBIT "B"

THE TENANT OF UNIT 2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, 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 STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office