

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0521502171
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/03/2005 01:42 PM Pg: 1 of 3

SM-1003308-02-TMS (1472)
CH 0103308-02-TMS
THIS INDENTURE Made this 27th day of May, 2005 between **FIRST MIDWEST BANK**, Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 21st day of April, 2003, and known as Trust Number 6936, party of the first part and **SARA RETIZ**, of 936 ~~xxxx~~ Drive, Salina, KS 67401, 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 considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description attached

together with the tenement 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 of said party of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2005 and subsequent; and

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 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 the 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 Trust Officer and attested by its Trust Officer, the day and year first above written.

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

FIRST MIDWEST BANK, as Trustee as aforesaid,

Box 400-CTCC

By: [Signature]
Trust Officer

Attest: [Signature]
Trust Officer

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STATE OF ILLINOIS,

Ss:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Donna J. Wrobel, the attesting Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting Trust Officer 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 attesting Trust Officer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as 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 seal this 27th day of May A.D. 2005.



Joanne Fonseca
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Rosa Arias Angeles
First Midwest Bank, Trust Division
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

448 W. Armitage, Unit 3,
Chicago, Illinois 60614

PERMANENT INDEX NUMBER


14-33-131-038-0000


AFTER RECORDING
MAIL THIS INSTRUMENT TO


Jeffrey S. Evens
5701 N. Ashland Avenue, Suite 305
Chicago, IL 60660

MAIL TAX BILL TO

Sara Retiz
448 W. Armitage, Unit 3,
Chicago, Illinois 60614

STATE OF ILLINOIS	
STATE TAX 	AUG. -2.05
	# 0000003376
	REAL ESTATE TRANSFER TAX
	0039850
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX 	AUG. -2.05
	# 0000001351
	REAL ESTATE TRANSFER TAX
	0019925
REVENUE STAMP	FP 103022

CITY OF CHICAGO	
CITY TAX 	AUG. -2.05
	# 0000002170
	REAL ESTATE TRANSFER TAX
	0298875
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 103023

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LEGAL DESCRIPTION

P-4

UNIT 448-3 AND ~~P-4~~ IN THE ARMITAGE VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOT 2 (EXCEPT THAT PART OF LOT 2 WHICH LIES NORTH OF THE SOUTH 73 FEET THEREOF AND WHICH LIES WEST OF THE EAST LINE OF SAID LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 2) IN J. ELMER CABLE'S RESUBDIVISION OF LOTS 1 TO 6 IN C.O. HANSEN'S SUBDIVISION OF LOTS 1 TO 5 IN CARLSON AND WELTZ'S SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29 ALSO LOTS 1 AND 2 IN J. WADINGTON SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29, ALL IN CANAL TRUSTEES SUBDIVISION OF THE NORTH HALF OF TH NORTH HALF OF TH SOUTH EAST QUARTER AND THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16, 2004, AS DOCUMENT NUMBER 0422934005, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE ROOF SPACE R-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0422934005.

PROPERTY ADDRESS:

448 W. Armitage, Unit 3, Chicago, IL 60614

PIN #: 14-33-131-038-0000

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 set forth in said Declaration 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.

The Tenant of Unit 3 has waived or has failed to exercise the right of First Refusal.