

# UNOFFICIAL COPY



Doc#: 0526326024 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2005 09:42 AM Pg: 1 of 3

MAIL TO: Brian Wanamaker  
MAIL 2348-50 Roscoe #2E  
TAXES: Chicago, IL 60618  
10/3

215-1460

**THIS INDENTURE** MADE this 15th day of August, 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 27th day of August, 2003, and known as Trust Number 17873, party of the first part and Brian James Wanamaker *unmarried man*

whose address is 1957 N. Kenmore, #1, Chicago, IL 60614 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:

See Attached Legal Description

PIN: 14-19-308-034-0000, 14-19-308-042-0000, 14-19-308-043-0000

Common Address: Unit 2E of 2348-50 W. Roscoe, Chicago, IL 60618

Subject To: General real estate taxes not due and payable at time of closing; The Illinois Condominium Property Act; The Municipal Code of the City of Chicago; The "Declaration of Condominium pursuant to The Condominium Property Act, 2348-50 West Roscoe Condominium" (referenced in the legal description), including all exhibits and Amendments thereto; applicable zoning and building laws and ordinances; acts done or suffered by the Grantee or anyone claiming by, through, or under the Grantee; easements, agreements, conditions, covenants, and restrictions of record, if any; leases and licenses affecting the common elements; and liens and other matters of title over which Grantor's title insurer is willing to insure at no cost to Grantee.

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 A.V.P. and attested by its A.T.O. the day and year first above written.

## STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero  
Donna Diviero, A.T.O.

By: Patricia Ralphson  
Patricia Ralphson, A.V.P.

*Common title*

*JB*

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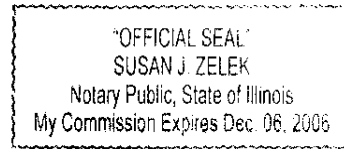
## STATE OF ILLINOIS COUNTY OF COOK }

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 A.V.P. and A.T.O., 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 A.T.O. 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 15th day of August, 2005.

*Susan J. Zelek*  
 NOTARY PUBLIC

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



Grantor also hereby grants to the Grantee, it's 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, it's successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

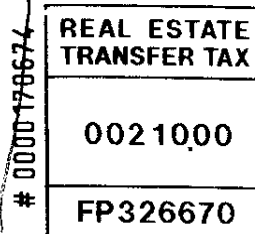
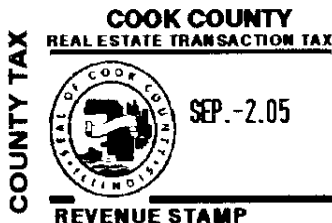
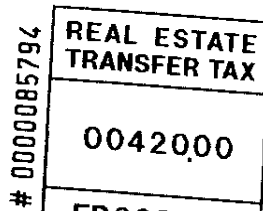
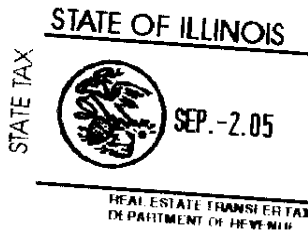
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

City of Chicago  
 Dept. of Revenue  
 395951  
 09/06/2005 15:24 Batch 11890 76

Real Estate  
 Transfer Stamp  
 \$3,150.00



TRUSTEE'S DEED



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

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**LEGAL DESCRIPTION**  
**2348-50 West Roscoe, Unit 2E**  
**Chicago, Illinois 60618**

LEGAL DESCRIPTION OF UNIT:

PARCEL 1: UNIT NO. 2E IN THE 2348-50 W. ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22 AND 23 IN BLOCK 8 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 OF EXECUTORS OF W.E. JONES SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 29, 2004, AS DOCUMENT NO. 0430319130 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0430319130.

**PIN Nos. 14-19-308-034-0000, 14-19-308-042-0000, and 14-19-308-043-0000**

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE MUNICIPAL CODE OF THE CITY OF CHICAGO; THE "DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT, 2348-50 WEST ROSCOE CONDOMINIUM" (REFERENCED IN THE LEGAL DESCRIPTION), INCLUDING ALL EXHIBITS AND AMENDMENTS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY THE GRANTEE OR ANYONE CLAIMING BY, THROUGH, OR UNDER THE GRANTEE; EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; AND LIENS AND OTHER MATTERS OF TITLE OVER WHICH GRANTOR'S TITLE INSURER IS WILLING TO INSURE AT NO COST TO GRANTEE.

THE FOLLOWING LANGUAGE IS HEREBY INCORPORATED INTO THE DEED

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, 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.

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21. THE FIRST DEED OF EACH INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"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, 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