

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0527335171 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/30/2005 01:32 PM Pg: 1 of 3

1/3
CA890 3330

THIS INDENTURE Made this 21st day of September, 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 **JAMES**

LUKAS and Jennifer Lukas Husband & wife
AS Tenancy by the Entireties.

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:

SEE 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 See Attached.

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.

Box 400-CTCC

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: _____
Trust Officer

Attest: _____
Trust Officer

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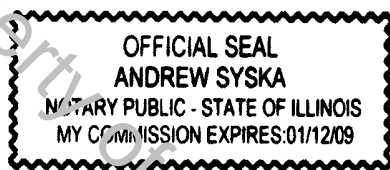
STATE OF ILLINOIS,

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 is 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 21st day of September A.D. 2005.



Andrew Syska

Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Andy Syska
First Midwest Bank, Trust Division
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

452 W. Armitage, Unit 2
Chicago, IL 60614

PERMANENT INDEX NUMBER

14-33-131-038-0000

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Brian E. Lewis
175 W. Jackson Blvd. Suite 240
Chicago, IL 60604

MAIL TAX BILL TO

James Lukas
452 W. Armitage, Unit 2
Chicago, IL 60614

STATE OF ILLINOIS

STATE TAX



SEP. 29. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003838

REAL ESTATE TRANSFER TAX
0036300
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 29. 05

REVENUE STAMP

0000001819

REAL ESTATE TRANSFER TAX
0018150
FP 103022

CITY OF CHICAGO

CITY TAX



SEP. 29. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002507

REAL ESTATE TRANSFER TAX
0272250
FP 103023

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LEGAL DESCRIPTION

UNIT 452-2 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.

PROPERTY ADDRESS:

452 W. Armitage, Unit 2, Chicago, IL 60614

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

Grantor also hereby Grants to the Grantee, its successors and assigns, its 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 and (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements nor yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The Tenant of Unit 452-2 has waived or has failed to exercise the right of First Refusal.