

UNOFFICIAL COPY



Doc#: 0528541154 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2005 12:47 PM Pg: 1 of 3

MTC# 2064252 (2)
10FZ

**PRAIRIE BANK
AND TRUST COMPANY**

TRUSTEE'S DEED (12)

The above space is for the recorder's use only

M.G.F. TITLE

THIS INDENTURE, made this 20TH day of SEPTEMBER 2005

between PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain trust agreement dated the 11TH day of

AUGUST, 2003, and known as Trust Number 03-094, party of the first part, and Rupal Patel and Nikhilesh Patel, HUSBAND AND WIFE, AS JOINT TENANTS

parties of the second part.

Address of Grantee(s): 1635 CROWFOOT, HOFFMAN ESTATES, IL 60194

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, the following described real estate, situated in

COOK County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF
5952-60 N. WINTHROP, UNIT 5958.5-3E
CHICAGO, IL 60660

Address of Real Estate: 5952-60 N. WINTHROP, UNIT 5958.5-3E, CHICAGO, IL 60660

Permanent Index Number: 14-05-212-031-0000 & 14-05-212-032-0000 (undivided)

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.

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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 _____ Asst. Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY

as Trustee, as aforesaid,

BY: _____

Trust Officer

ATTEST: _____

Asst. Trust Officer

City of Chicago

Dept. of Revenue

400414

10/11/2005 14:15 Batch 02219 46



Real Estate

Transfer Stamp

\$750.00

Property of Cook County Clerk's Office

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 SANDRA T. RUSSELL

Trust Officer of PRAIRIE BANK AND TRUST COMPANY and KAREN M. FINN

Asst. Trust Officer 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 Asst. 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 Asst. Trust Officer did also then and there acknowledge that said Asst. 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 Asst. Trust Officer's 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 20TH day of SEPTEMBER, 2005



Celia J. Witowski
Notary Public

D
E
L NAME
I
V STREET

see pg 3

This instrument was prepared by:

PRAIRIE BANK AND TRUST COMPANY
7661 S. Harlem Avenue
Bridgeview, IL 60455

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



OCT. 11. 05

REVENUE STAMP

0000173945

REAL ESTATE TRANSFER TAX

0005000

FP326670

STATE TAX

STATE OF ILLINOIS



OCT. 11. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000087271

REAL ESTATE TRANSFER TAX

0010000

FP326669

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT 5958.5-3E IN THE EDGEWATER TERRACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 AND THE NORTH 30 FEET OF LOT 12 IN BLOCK 13 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST FRACTIONAL ½ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0402931049 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Edgewater Terrace Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 14-05-212-031-0000 & 14-05-212-032-0000 (Underlying Land)

Address of Real Estate: 5952-60 North Winthrop, Unit 5958.5-3E, Chicago, Illinois 60660

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO:

Giuseppe Arato, Esq.
2250 East Devon Avenue, Suite 251
Des Plaines, Illinois 60018

SEND SUBSEQUENT TAX BILLS TO:

Rupal and Nikhilesh Patel
1635 Crowfeet
Hoffman Estates, Illinois 60194