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Trustee's Deed

Doc#: 0615742052 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/06/2006 09:10 AM Pg: 1 of 5

MAIL TO:

This indenture made this 9th day of February, of 2006, 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 24th day of February, 2004, and known as Trust Number 18131, party of the first part and Jonathan Strauss whose address is 6700 S. South Shore Dr., #20G 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:

Legal Description Attached

Pin: 20-23-219-010-0000

Common Address: 1547 E. 65th St., Unit 1, Chicago, IL. 60637

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 AVP and attested by its ATO 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.

Box 334

1002
BC 6321198 CT/C
Gene Moore

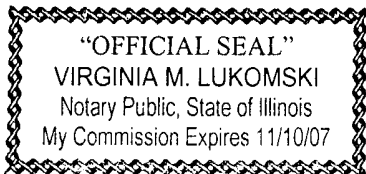


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STATE OF ILLINOIS COUNTY OF COOK }

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 AVP and ATO, 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 ATO 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 10th day of February, 20 06.



NOTARY PUBLIC

Virginia M. Lukomski

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

UNOFFICIAL COPY**LEGAL DESCRIPTION**


UNIT 1 IN 1547 E. 65TH STREET CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 30 FEET OF LOT 74 IN SOUTH PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 441 FEET OF THE NORTH 1490 FEET OF THAT PART OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.


WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608831000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN # 20-23-219-010-0000


Property Address: 1547 E. 65TH Street, Unit 1
Chicago, Illinois 60637

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	 MAY.25.06	00394.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

000004965

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX	 MAY.25.06	00197.00
	REVENUE STAMP	FP 102802

000095194

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 MAY.25.06	02955.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 102805

000010036

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EXHIBIT A

(a) general real estate taxes not due and payable at the time of closing; (b) the Act; (c) the Declaration and the Condominium Documents, as defined in Paragraph 4 hereof; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to purchaser.

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EXHIBIT B

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.

Seventy-Three
Book County Clerk's Office