

ALBANK

UNOFFICIAL COPY



Doc#: 0618142084 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2006 09:30 AM Pg: 1 of 3

TRUSTEE'S DEED

After Recording Mail To:

ZORICA ARDELEAN
11023 N. SAINT ANDREWS
WAY
SCOTTSDALE, AZ
85254

Name and Address of Taxpayer:

SAME AS ABOVE

45524387

THIS INDENTURE, made this May 19, 2006 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 March 27, 2003, and known as Trust Number 11-5901, Party of the First Part, and Zorica Ardelean, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

See attached legal description, exhibit "A"

Property Address: 3611 W. Montrose, Units #502 and P-32, Chicago, IL 60618
PIN # 13-14-307-003-0000, 13-14-307-004-0000, 13-14-307-005-0000, 13-14-307-006-0000
(AFFECTS THIS AND OTHER PROPERTIES.)-

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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, SUBJECT, only to the general real estate taxes for the current year not then due, the act, declaration, plat, by-laws, easements, covenants and conditions of record and the purchaser's mortgage, if any.

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 Vice President, the day and year first above written.

Box 334

UNOFFICIAL COPY

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

CITY OF CHICAGO



JUN.28.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010670

REAL ESTATE TRANSFER TAX
02287.50
FP 102805

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this May 19, 2006.



[Signature]
Notary Public

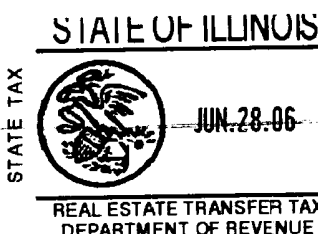
Illinois Transfer Stamp - Exempt under provisions of Paragraph Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

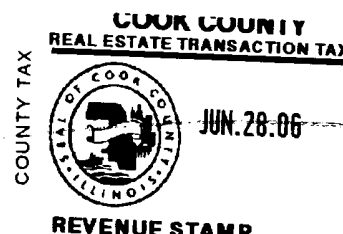
Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 427 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**



REAL ESTATE TRANSFER TAX
00305.00
FP 102808



REAL ESTATE TRANSFER TAX
00152.50
FP 102802

UNOFFICIAL COPY**EXHIBIT A**

UNITS #502 & P-32 IN 3611 W. MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND 8 IN BLOCK 8 IN W.B. WALKER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY, 15 2006 AS DOCUMENT 0604634088, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT INDEX NO.: 13-14-307-003-0000
13-14-307-004-0000
13-14-307-005-0000
13-14-307-006-0000
(AFFECTS THIS AND OTHER PROPERTIES)**

**PROPERTY ADDRESS: 3611 W. MONTROSE AVENUE, UNITS #502&P-32
CHICAGO, ILLINOIS 60618**

Subject to: General real estate taxes for the current year not in due; the Act, Declaration, Plat, and By-Laws: easements, covenants, and conditions of record; the Grantee's mortgage, if any.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0604634088, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.