

UNOFFICIAL COPY



Trustee's Deed

Doc#: 0622042076 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2006 09:31 AM Pg: 1 of 3

THIS INDENTURE made this 7th day of July, 2006 between U.S. Bank, N.A., duly authorized to accept and execute trusts within the State of Illinois, not personally but solely 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 15th day of June, 2001 AND known as Trust Number 7460 party of the first part and KRISTEN E. FAULKNER, party of the second part.

8351302 Mendell CTC 1012 to 1065

Address of Grantee:

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 part ___ of the second part, the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION AND SUBJECT TO RIDER ATTACHED AND MADE A PART HEREOF.

Commonly known as: 1516 North Harlem Avenue, River Forest, IL
Permanent Index Number: 15-01-205-040-0000

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 part y___ of the second part.

This deed is executed by the party of the first part, as Trustee, 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered 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 one of its officers and attested by another of its officers, the day and year first above written.



U.S. Bank N.A.

f/k/a Firststar Bank N.A.
as Trustee aforesaid, and not personally

Attest: [Signature]
Vice President

By: [Signature]
Land Trust Officer

Box 334

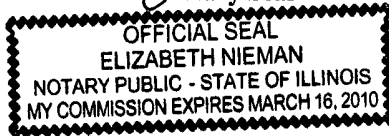
STATE OF ILLINOIS) UNOFFICIAL COPY

COUNTY OF COOK)) SS)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Angela McClain Land Trust Officer of U.S. Bank, N.A., a National Banking Association and Kyle Kirkham Vice Preident of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee for the uses and purposes, therein set forth.

Given under my hand and Notarial Seal this 7th day of July, 2006 .

Elizabeth Nieman
Notary Seal




VILLAGE OF RIVER FOREST


Real Estate Transfer Tax

Date 6/27/06 Amt Paid \$190.00

ms

| | | |
|---|-------------------|--------------------------|
| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS | REAL ESTATE TRANSFER TAX |
| | JUL. 31. 06 | 00190.00 |
| | # 0000096490 | FP 102808 |

| MAIL THIS RECORDED INSTRUMENT TO: | MAIL FUTURE TAX BILLS TO: | INSTRUMENT PREPARED BY: |
|---|---|--|
| <i>William Lynn Esq 36 S. Wabash - Sp. 1310 Chicago, IL 60603</i> | <i>542 Lathrop Ave River Forest IL. 60305</i> | Angela McClain U. S. Bank, N.A. 104 N. Oak Park Avenue Oak Park, IL 60301 |

| | | |
|--|--|--------------------------|
| COUNTY TAX  REVENUE STAMP | COOK COUNTY REAL ESTATE TRANSACTION TAX | REAL ESTATE TRANSFER TAX |
| | JUL. 31. 06 | 00095.00 |
| | # 0000096725 | FP 102802 |

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LEGAL DESCRIPTION RIDER

Unit Number 1E including 1-E storage, PK I-1 in the Forest Place Condominiums 1, a condominium, As Delineated on a Survey of the Following Described Tract of Land:

Parcel A: The North $\frac{1}{2}$ of The East 108.00 Feet of the Following Described Property Taken as a Tract: The North 10-11/12 Feet of Lot 25, All of Lots 26 and 27 and the South 9 1/12 Feet of Lot 28 (Except the West 8.00 Feet of Said Lots Dedicated for the Public Alley) in Block 1 in Rossell's Bonnie Brae Addition to River Forest, Being a Subdivision of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian (Excepting Therefrom the West 33.00 Feet and the South 33.00 Feet Thereof Deeded to the Village of River Forest for Street Purposes) in Cook County, Illinois.

Parcel B: Easement for the Benefit of Parcel 1 as Created by Grant a Set Forth in Document 15700508 Dated August 1, 1953 and recorded August 20, 1953 made by Central National Bank in Chicago, as Trustee under Trust Number 1500 for Ingress and Egress over the following Described Land: The North 4.00 Feet of that Part lying West of the West Line of the East 108.00 Feet of the North 10 11/12 Feet of Lot 25, all of Lots 26 and 27 and the South 9 1/12 Feet of Lot 28 (Except the West 8.00 Feet of said Lot Dedicated for Public Alley) in Block 1 in Rossell's Bonnie Brae Addition to River Forest Aforesaid and the West 23.00 Feet (except the North 4.00 Feet and the South 4.00 Feet thereof) of that Part lying West of the West Line of the East 108.00 Feet of the North 10 11/12 Feet of Lot 25, All of Lots 26 and 27 and the South 9 1/12 Feet of Lot 28 (Except the West 8.00 Feet of said Lot Dedicated for Public Alley) in Block 1 in Rossell's Bonnie Brae Addition to River Forest Aforesaid and the North 3.00 Feet of the South $\frac{1}{2}$ of the East 108.00 Feet of the Following Described Parcel:

The North 10 11/12 Feet of Lot 25, All of Lots 26 and 27 and South 9 1/12 Feet of Lot 28 in Block 1 in Rossell's Bonnie Brae Addition to River Forest Aforesaid, in Cook County, Illinois.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document Number 0524139063; Together with Its Undivided Percentage Interest in the Common Elements in Cook County, Illinois.

SUBJECT TO: Real Estate Taxes for the years 2005 and 2006 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any; leases without purchase or renewal options, if any expiring; Declaration of Condominium

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.

Tenant of this Unit has no right of first refusal