

# UNOFFICIAL COPY



Doc#: 0625520127 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2006 09:40 AM Pg: 1 of 4

## TRUSTEE'S DEED

THIS INDENTURE, made this 24th of August, 2006, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 14th day of July, 2006 and known as Trust No. 06-2868, party of the first part, and ANGELA NICOLE THROWER, of 3431 N. Janssen, 3<sup>rd</sup> fl., Chicago, IL 60657, parties of the second part, Witnesseth, that said part of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part ANGELA NICOLE THROWER, the following described real estate situated in Cook County, Illinois.

Legal Description Attached Hereto and Made a Part Hereof.

P.I.N. 17-05-319-088-0000 (PIQ & OP)

Commonly known as 1430 W. Chestnut St., Unit 1, Chicago, IL 60622

Subject to general real estate taxes not yet due or payable and 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.

The tenant of the unit has waived the right of first refusal.

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, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

**BOX 334 CT**


SA 3477228 No Party 090

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
  
 SEP.-1.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000029659

REAL ESTATE TRANSFER TAX
00252,50
FP 103032

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 SEP.-1.06  
 REAL ESTATE TRANSFER TAX  
 REVENUE STAMP

# 0000023770

REAL ESTATE TRANSFER TAX
00126,25
FP 103034

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 CITY TAX  
  
 SEP.-1.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000010340

REAL ESTATE TRANSFER TAX
01893,75
FP 103033

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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 Sr. Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE  
as Trustee as aforesaid

By *Joan Micka*

Attest *[Signature]*

STATE OF ILLINOIS,  
COUNTY OF COCK

This instrument prepared by:

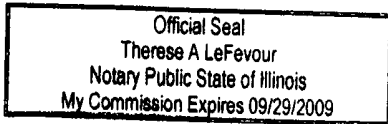
Terry LeFevour  
6734 Joliet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi 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 Sr. Vice President 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 a Sr. Vice President did also then and there acknowledge that said 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 Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 24th day of August, 2006.

*Therese A. LeFevour*

Notary Public



D	Name	JULIANNE N. WALSH	For Information Only
E			Insert Street and Address of Above
L	Street	1820 N. HONORE ST.	Described Property Here
I			
V	City	CHICAGO, IL 60622	
E			
R	Or:	1430 W. Chestnut St., Unit 1	
Y	Recorder's Office Box Number	Chicago, IL 60622	

Send Subsequent tax bills to: ANGELA NICOLE THROWER  
1430 W. CHESTNUT ST., UNIT 1  
CHICAGO, IL 60622

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## LEGAL DESCRIPTION

Unit 1 in the 1430 West Chestnut Condominiums as delineated on a Survey of the following described real estate: Lot 40 in Allen C. Lewis' Subdivision of the South 1/2 of Block 22 in the Canal Trustees Subdivision in the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0623410049, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

P.I.No. 17-05-319-088-0000 (affects underlying land)

Commonly known as: 1430 W. Chestnut St., Unit 1  
Chicago, Illinois 60622

"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.