

no
APRS

1 of 3

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MAIL TO
TAX BILL TO

TRUSTEE'S DEED

UNOFFICIAL COPY



Doc#: 0625533126 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 10:48 AM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE, made this 12TH day of JULY, 2006, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and 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 20TH day of SEPTEMBER, 2004, known as Trust Number 10-2474, party of the first part, and REBECCA SCHRAMM, SINGLE AND MARY SCHMITT, SINGLE, of 4545 N. BEACON ST. #201, CHICAGO, IL 60640, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:
SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. 11-2-106-011-0000 together with the tenements and appurtenances thereto 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 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; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

By: [Signature] Trust Officer ATTEST Carl R. Rath Trust Officer

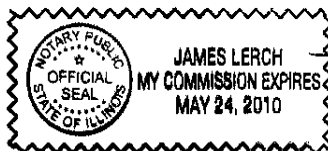
COUNTY OF COOK, STATE OF ILLINOIS SS.

I, MEAGHAN HARMON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JEREMY ADDIS, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and CARL R. RATH, Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12TH day of JULY, 2006.

1336 W. GREENLEAF
UNIT 1E
CHICAGO, IL 60626

For information only insert street
Address of above described property



[Signature]
Notary Public

This space for affixing Riders and revenue Stamps

Document Number



3/8
Box 334

UNOFFICIAL COPY

LEGAL DESCRIPTION

(Permanent Real Estate Index No. 11-32-106-011-0000)

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 SEP. -6.06

000097692 #

REAL ESTATE TRANSFER TAX
00226.00
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REVENUE STAMP
 SEP. -6.06

000097692 #

REAL ESTATE TRANSFER TAX
00113.00
FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 SEP. -6.06

000012047 #

REAL ESTATE TRANSFER TAX
01695.00
FP 102 805

SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067

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EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY ADDRESS: 1336 WEST GREENLEAF, UNIT 1E, CHICAGO, IL 60626

UNIT 1336-1E IN THE GREENLEAF PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 WILLIAM M. DEVINE'S SECOND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST FRACTIONAL ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0611610054 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1336-1E A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0611610054.

Subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) covenants, conditions, restrictions, and easements of record; (iv) public, private and utility easements; (v) applicable zoning and building laws, statutes and ordinances; (vi) roads and highways, if any; (vii) the Illinois Condominium Property Act; (viii) the Declaration and By-Laws for the Greenleaf Private Residences Condominium Association, and any amendments thereto recorded with the Cook County Recorder's Office; (ix) leases and licenses affecting the Property; (x) Encroachments, which do not impair Purchaser's use of the Unit as a condominium residence; (xi) acts of Purchaser or anyone claiming by, through or under Purchaser, including Purchaser's mortgage, if any; and (xii) such other matters as to which the Title Insurer commits Purchaser against loss or damage.

The Tenant of the Unit aforesaid either has waived or has failed to exercise the right of first refusal, or the Tenant of the Units had no Right of First Refusal; or the Purchaser, of the Unit was the Tenant of the Unit prior to the conversion of the building to a 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, 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, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

PIN: 11-32-106-011-0000