

# ALBANK UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0636249020 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 09:23 AM Pg: 1 of 5

After Recording Mail To:

Michael B. Jawgiel P.C.  
Attorney At Law  
5487 N. Milwaukee  
Chicago IL 60630

Name and Address of Taxpayer:

ALBANY BANK & TRUST CO  
3100 W. Lawrence  
CHICAGO IL 60625

3/4  
6709012  
FREEDOM TITLE CORP.

THIS INDENTURE, made this December 1, 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 February 21, 2006, and known as Trust Number 11-6102, Party of the First Part, and, Mark Patek, 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: 2714 N. Ashland, Unit 2, Chicago, IL 60614  
PIN # 14-30-405-048

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 TO, Real estate taxes not yet due and payable and for subsequent years; The Declaration, including all amendments and exhibits attached thereto; Reciprocal Easement Agreement; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Provisions of the Condominium Property Act of Illinois; Installments due after the date of closing of assessments established pursuant to the Declaration; Grantee's mortgage, and acts done or suffered by the Grantee.

There are no Tenants in the Unit with the right of first refusal.

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

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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.

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.

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

By: \_\_\_\_\_ Trust Officer

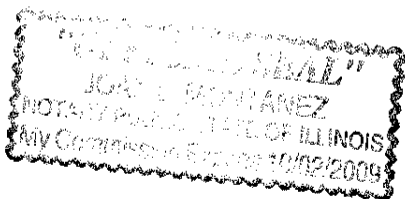
Attest: \_\_\_\_\_ Vice President

STATE OF ILLINOIS)  
 ) ss.  
COUNTY OF COOK )

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 December 1, 2006

\_\_\_\_\_  
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. 267 - FAX 773.267-9405

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

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## Legal Description

UNIT NUMBERS 2 IN THE 2714 N. ASHLAND AVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE AND EXCEPT THAT PART OF LOT 4 WHICH LIES ABOVE HORIZONTAL PLANE HAVING AN ELEVATION OF 13.12 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW THE FOLLOWING DESCRIBED AND BOUNDING PLANES:

### PLANE 1 (PART OF FULL HEIGHT CEILING)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 7.91 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 26.50 FEET AND DESCRIBED AS FOLLOWS:

WEST 38.38 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 1.51 FEET; THENCE WEST 0.94 FEET; THENCE SOUTH 0.85 FEET; THENCE WEST 7.66 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 7.44 FEET; THENCE SOUTH 15.23 FEET; THENCE EAST 1.15 FEET; THENCE NORTH 5.16 FEET; THENCE EAST 6.66 FEET; THENCE NORTH 3.40 FEET; THENCE WEST 6.66 FEET; THENCE NORTH 6.97 FEET; THENCE EAST 6.10 FEET; THENCE SOUTH 6.97 FEET; THENCE EAST 3.86 FEET; THENCE NORTH 3.54 FEET; THENCE EAST 15.70 FEET; THENCE SOUTH 1.31 FEET; THENCE EAST 15.72 FEET; THENCE SOUTH 18.71 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

### PLANE 2 (PART OF LOWER CEILING AT EAST ENTRANCE)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 1.61 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.85 FEET AND DESCRIBED AS FOLLOWS:

WEST 6.30 FEET; THENCE NORTH 18.71 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 0.88 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.44 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 2.03 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.58 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 1.49 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 3.29 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

### PLANE 3 (PART OF LOWER CEILING DEFINED BY SOFFIT RUNNING ALONG BUILDING SOUTH WALL)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 2.31 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 24.25 FEET AND DESCRIBED AS FOLLOWS:

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WEST 43.98 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 2.36 FEET; THENCE EAST 20.38 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.40 FEET; THENCE SOUTH 0.85; THENCE EAST 12.45 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.33 FEET; THENCE SOUTH 0.85 FEET; THENCE EAST 11.42 FEET; THENCE NORTH 0.85 TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

**PLANE 4** (PART OF CEILING UNDER THE NORTH STAIRWAY LEADING TO SECOND FLOOR)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 57.88 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 15.25 FEET; THENCE SOUTH 6.67 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35; THENCE WEST 6.66 FEET; THENCE SOUTH 0.40 FEET; THENCE WEST 1.15 FEET; THENCE SOUTH 3.90 FEET; THENCE EAST 7.81 FEET; THENCE NORTH 3.40 FEET TO THE PLANE HAVING AN ELEVATION 22.00; THENCE NORTH 7.04 FEET; THENCE EAST 3.30 FEET; THENCE EAST 5.80 FEET DESCENDING TO ELEVATION 16.90; THENCE EAST 5.80 FEET; THENCE EAST 4.10 FEET DESCENDING TO ELEVATION 13.12; THENCE SOUTH 3.50 FEET; THENCE WEST 4.10 ASCENDING TO ELEVATION 16.90; THENCE WEST 5.80; THENCE WEST 5.80 ASCENDING TO ELEVATION 22.00; THENCE SOUTH 3.54 FEET; THENCE WEST 3.30 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35.

**ALL IN P. F. HAYNE'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0629815100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629815100

Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Reciprocal Easement Agreement;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. Roads and highways, if any;
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration;

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- 10. Grantee's mortgage, and
- 11 acts done or suffered by the Grantee

There are no Tenants in the Unit with the right of first refusal.

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.

COMMONLY KNOWN AS: 2714 N. ASHLAND AVE., CHICAGO, ILLINOIS 60614  
PIN # 14-30-405-048-0000


City of Chicago  
 Dept. of Revenue  
 484042  
 12/21/2006 13:13 Batch 02511 12

 Real Estate  
 Transfer Stamp  
 \$2,992.50

REAL ESTATE TRANSFER TAX	00199.50	FP 103042
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# 0000016230

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEC. 21. 06  
 REVENUE STAMP  
  
 COUNTY TAX

STATE OF ILLINOIS  
 STATE TAX  
  
 DEC. 21. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

657000004579

REAL ESTATE TRANSFER TAX
00399.00
FP 103041