

# UNOFFICIAL COPY



Doc#: 0700334018 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2007 11:40 AM Pg: 1 of 5

**PRAIRIE BANK  
AND TRUST COMPANY**

## TRUSTEE'S DEED

The above space is for the recorder's use only

*PGNT #06-0572*

THIS INDENTURE, made this 17TH day of NOVEMBER 2006  
between PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation, 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 24TH day of JUNE, 2004, and known as Trust Number 04-097, party of the first part, and Oladapo Olagbegi, ~~a single person~~ *unmarried* parties of the second part.

Address of Grantee(s): 345 N. LA SALLE, CHICAGO, IL 60610

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, the following described real estate, situated in

COOK County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF  
924 E. HYDE PARK BLVD., UNIT 4, CHICAGO, IL 60615

*928*

SUBJECT TO: GENERAL TAXES FOR 2006 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORDS; BUILDING LINES.

GRANTOR ALSO 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.

*-928*  
Address of Real Estate: 924 E. HYDE PARK BLVD., UNIT 4, CHICAGO, IL 60615

Permanent Index Number: 20-11-114-020-0000

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 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.

*508*

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A large, dark, handwritten scribble consisting of several overlapping, wavy lines, resembling a stylized signature or a mark made with a marker.

City of Chicago

Dept. of Revenue

485170

12/29/2006 11:59 Batch 06278 56



Real Estate

Transfer Stamp

\$5,925.00

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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 COMMERCIAL LOAN OFFICER Asst. Trust Officer, the day and year first above written.

**PRAIRIE BANK AND TRUST COMPANY**

as Trustee, as aforesaid,

BY: *[Signature]*  
Trust Officer

ATTEST: *[Signature]*  
Asst. Trust Officer

Property of Cook County Clerk's Office

State of Illinois }  
County of Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, THAT KAREN M. FINN Trust Officer of PRAIRIE BANK AND TRUST COMPANY, and PEGGY CROSBY, COMMERCIAL LOAN OFFICER Asst. Trust Officer 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 Asst. 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 act, and as the free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Asst. Trust Officer did also then and there acknowledge that said Asst. 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 Asst. Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17TH day of NOVEMBER, 2006



*[Signature]*  
Notary Public

D  
E  
L NAME  
I  
V STREET  
E  
R CITY

Oladapo OLAGBEGI  
345 N LASALLE ST  
#1903  
CHICAGO IL 60610

This instrument was prepared by:  
**PRAIRIE BANK AND TRUST COMPANY**  
7661 S. Harlem Avenue  
Bridgeview, IL 60455

T  
O:

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

\_\_\_\_\_  
Date Buyer, Seller or Representative

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## EXHIBIT A Legal Description of Condominium Property

PARCEL 1:

UNIT 924-4 AND P- 1 IN THE PARK NEWBERRY CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 (EXCEPT THE NORTH 10 FEET OF THE EAST 20 FEET THEREOF) IN WALKER'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 144, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED November 28, 2006, 2006 AS DOCUMENT NO. 0633217164, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PRESCRIPTIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING DESCRIBED PROPERTY: THE WEST 18.00 FEET OF THE EAST 38:00 FEET OF A PARCEL OF LAND LYING SOUTH OF THE NORTH LINE OF LOTS 1 AND 2, WEST OF THE EAST LINE OF LOT 2, NORTH OF THE NORTH LINE OF LOT 5 AND EAST OF A LINE, AND ITS NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 1, 38.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2, ALL IN M.M. WALKER'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Underlying PIN: 20-11-114-020-0000 (Affects the land and other property)

COMMONLY KNOWN AS: 924-928 E. HYDE PARK BLVD., Unit 4  
CHICAGO, IL 60615

Subject to the following Exceptions:

- a) General Real Estate Taxes for 2006 and subsequent years.
- b) All applicable zoning and building laws and ordinances.

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- c) Easements, agreements, conditions, covenants, and restrictions of record.
- d) Terms, provisions, covenants, restrictions, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership, Restrictions, Covenants and By-Laws, recorded November 28, 2006 as Document No. 0633217164, as said Declaration may be amended from time to time.
- e) Limitations and conditions imposed by the Condominium Property Act.
- f) Easement over the Northerly 10 feet of the Westerly 80 feet of Lot 5 for alley purposes as contained in warranty deed dated 5/3/11 and recorded 5/12/11 as Document No. 4758040.
- g) Terms, provisions and conditions relating to the easement(s) described in the legal description, as contained in the instrument creating said easement(s).
- h) Rights of owners adjoining land to the concurrent use of said easement(s).
- i) Concrete retaining wall located mainly on land East and adjoining subject property encroaches 1.10 feet onto subject property near the Southeast corner of subject property as shown on survey prepared by Zarko, Sekerez & Associates, Inc., dated 6/15/06.
- j) Fence encroaches 0.4 feet over West lot line of subject property onto property adjoining owner as shown on survey prepared by Zarko, Sekerez & Associates, Inc., dated 6/15/06.

