

# UNOFFICIAL COPY



Doc#: 0709326178 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2007 04:21 PM Pg: 1 of 4

## TRUSTEE'S DEED

TICOR TITLE 599095

This space for Recorder's use only

THIS INDENTURE made this 13th day February, 2007 between **MIDWEST BANK AND TRUST COMPANY**, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute 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 corporation in pursuance of a certain Trust Agreement dated the **7th day of June, 2001** and known as **Trust Number 01-6-7862** in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims unto **PATRICK JOHNSON AND KRISTEN JOHNSON, husband and wife, not as joint tenants and not as tenants in common, but as Tenants by the Entirety**-----

Grantee's address: 203 Arbor Avenue, West Chicago, Illinois 60185-----  
of DuPage County, Illinois, the following described real estate in Cook County, Illinois:

**SEE EXHIBIT "A" ATTCHED HERETO AND MADE A PART HEREOF**

Property address: 657 W. Fulton Street, Unit 409, G-32, Chicago, Illinois 60661  
Permanent Index Number: 17-09-312-002-0000; 17-09-312-003-0000;  
17-09-312-006-0000 & 17-09-312-007-0000

Together with the appurtenances attached hereto:

**IN WITNESS WHEREOF**, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Trust Administrator and attested by its Senior Vice President of said corporation, this 13th day of February, 2007.

**BOX 15**

MIDWEST BANK AND TRUST COMPANY  
as Trustee as aforesaid, and not personally

SEAL

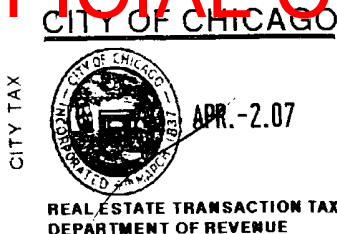
BY: [Signature]  
Trust Administrator

ATTEST: [Signature]  
Senior Vice President

*[Handwritten initials]*  
*40*

UNOFFICIAL COPY

State of Illinois )  
                          ) SS.  
County of Cook )



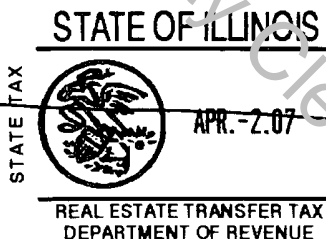
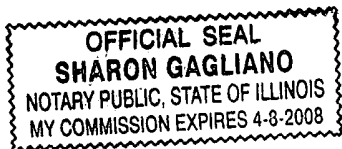
REAL ESTATE TRANSFER TAX
0231375
# 0000003705 FP 102803

I, the undersigned. A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass , Trust Administrator of MIDWEST BANK AND TRUST COMPANY, a corporation, and William H. Channon, Senior Vice President of said corporation, 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 acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Officer of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of February, 2007.

SEAL

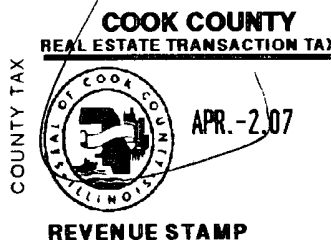
*Sharon Gagliano*  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX
0030850
# 0012038437 FP 102809

Mail Recorded Deed To: Patrick & Kristen Johnson 657 W. Fulton Street Unit 409 Chicago, IL 60661	Mail Tax Bills To: Patrick & Kristen Johnson 657 W. Fulton Street Unit 409 Chicago, IL 60661
--	--

This Instrument prepared by:  
Rosanne DuPass  
MIDWEST BANK AND TRUST COMPANY  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60707



REAL ESTATE TRANSFER TAX
0015425
# 0000038310 FP 326707

# UNOFFICIAL COPY

EXHIBIT "A"  
LEGAL DESCRIPTION

UNIT NUMBER 409 AND G-32 IN THE FULTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 THROUGH 9, BOTH INCLUSIVE, AND THAT PART OF LOTS 10 AND 11 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 3.12 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 11, 8.53 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 11, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 10 AND 11 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**EXCEPT** COMMERCIAL PARCEL #1, BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 8, 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 89 DEGREES 50 MINUTES 09 SECONDS WEST, 8.81 FEET ALONG THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 51 SECONDS EAST, 19.65 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 43 SECONDS EAST, 6.58 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 47.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 19.83 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 6.46 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 20.67 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 8.54 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 24.08 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 8.08 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 12.22 FEET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 62.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST, 83.39 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (14.80 ± CHICAGO DATUM) & FINISHED CEILING (28.80 FEET ± CHICAGO DATUM);

**AND EXCEPT** COMMERCIAL PARCEL #2, BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTH 89 DEGREES 08 MINUTES 11 SECONDS WEST, 3.12 FEET ALONG THE NORTH RIGHT OF WAY OF WALNUT STREET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 43.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 22.86 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 27.79 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, 22.17 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.69 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (14.80 ± CHICAGO DATUM) & FINISHED CEILING (28.80 ± CHICAGO DATUM), ALL IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM

RECORDED AS DOCUMENT NUMBER 0636309075, AS AMENDED BY SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS. RESTRICTIONS, COVENANT AND BY-LAWS RECORDED JANUARY 12, 2007 AS DOCUMENT NUMBER 0701209056 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, INGRESS MID EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED DECEMBER 29, 2006 AS DOCUMENT NO. 0636309075, AND SPECIAL AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 0701209055.

**PROPERTY ADDRESS:**

657 W. FULTON STREET, UNIT 409 AND G-32, CHICAGO, ILLINOIS 60661

**P.I.N.:** 17-09-312-002-0000; 17-09-312-003-0000; 17-09-312-006-0000; AND  
17-09-312-007-0000

**SUBJECT TO:**

GENERAL REAL ESTATE TAXES FOR THE YEAR OR YEARS FOR WHICH NO TAX BILLS HAVE BEEN ISSUED AND SUBSEQUENT YEARS; COVENANTS, RESTRICTIONS AND PUBLIC EASEMENTS OF RECORD; THE ACT, DECLARATION, PLAT AND BY-LAWS RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309076; ZONING AND BUILDING LAWS AND ORDINANCES; PUBLIC ROADS AND HIGHWAYS; UTILITY EASEMENTS, BALCONY OR PATIO EASEMENTS, PARKING AREA RESTRICTIONS AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS DESCRIBED IN THE DECLARATION, AND THE RIGHT TO ADD AND ANNEX TO THE CONDOMINIUM AS PROVIDED IN THE DECLARATION; AND TO THE CONCOMITANT DIVESTMENT OF THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS CONVEYED HEREUNDER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, 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 HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTION AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGHT THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.