

TRUSTEE'S DEED

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Doc#: 0710933109 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/19/2007 09:10 AM Pg: 1 of 4

This indenture made this 4TH day of APRIL, 2007, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 5TH day of MARCH, 2004, and known as Trust Number 1112973 party of the first part and SERGEY RYMSHA WHOSE ADDRESS IS: 5321 N. LINCOLN AVE, UNIT 3E, CHICAGO, IL 60625, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

Reserved for Recorder's Office

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY ADDRESS: 5321 N. LINCOLN AVE, UNIT 3E, CHICAGO, IL 60625

PERMANENT TAX NUMBER: 13-12-225-007-0000, 13-12-225-008-0000, 13-12-225-009-0000

together with the tenements and appurtenances thereunto 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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: [Signature]
Assistant Vice President



CTLR NA MGR 1 of 2
SA 38/6223

BOX 334 CTT

496
C.F.

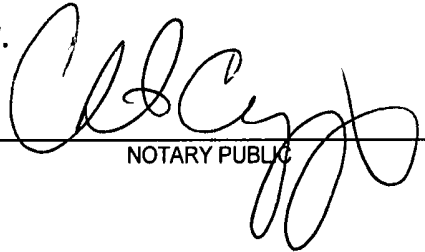
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State of Illinois
County of Cook

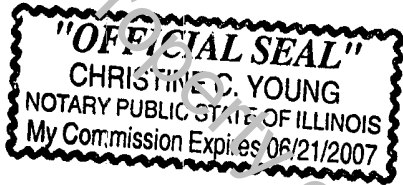
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 4TH day of **APRIL 2007**.



NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
181 WEST MADISON ST, 17TH FLOOR
CHICAGO, ILLINOIS 60602

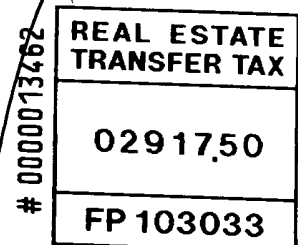
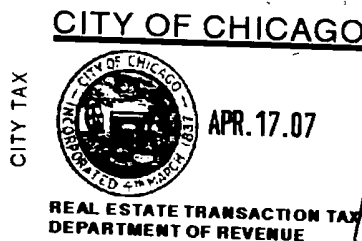
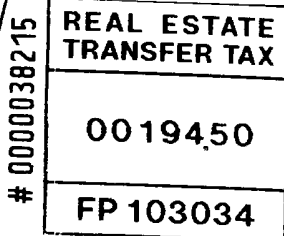
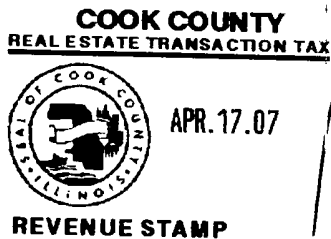
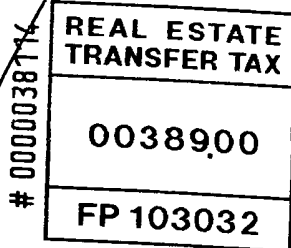
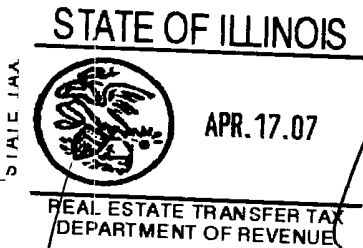
AFTER RECORDING, PLEASE MAIL TO:

NAME Paul Djuricic, ESQ. AZULAY, HORN & SEIDEN, LLC
ADDRESS 205 N. MICHIGAN AVENUE, 40TH FL
CITY, STATE, ZIP CODE Chicago, IL 60601

OR BOX NO. _____

SEND TAX BILLS TO:

NAME Sergey Rymsha
ADDRESS 1333 E. Lake Ave.
CITY, STATE, ZIP CODE Glenview, IL 60025



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PARCEL 1:

UNIT 3E IN THE LINCOLN AVENUE TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 50 FEET OF THE SOUTH 200 FEET OF THE WEST 95 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS;

BLOCK 4 (EXCEPT NORTH 350 FEET THEREOF) IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AND THAT PART EASTERLY OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12 (EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF BERWYN AVENUE) ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREET AND ALLEYS) ACCORDING TO THE PLAT OF THE SAID SUBDIVISION FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 12, 1923 AS DOCUMENT 7879542, IN COOK COUNTY, ILLINOIS.

THE EAST 23.16 FEET OF THE WEST 18.16 FEET OF THE NORTH 50 FEET OF THE SOUTH 200 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535512117, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF ~~the common element~~, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0535512117.

P-3

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SUBJECT ONLY TO: (I) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; (II) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AND PAYABLE; (III) APPLICABLE ZONING AND BUILDING LAWS AND BUILDING LINES AND BUILDING RESTRICTIONS AND ORDINANCES; (IV) COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD, CONTAINED IN THE DECLARATION, AND THOSE NOT, AND NOT OF RECORD, AND A RESERVATION BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (V) EASEMENTS, RESTRICTIONS, CONDITIONS, ENCROACHMENTS, CONTRACTS, LICENSES, CONTRACTS, LEASES AND TENANCIES EFFECTING THE UNIT, THE COMMON AND LIMITED COMMON ELEMENTS, BUILDING SET BACK LINES AND RESERVATIONS OF RECORD; (VI) PROVISIONS OF THE ACT; (VII) THE DECLARATION, THE BY-LAWS AND ALL OTHER CONDOMINIUM DOCUMENTS AND ALL AMENDMENTS AND EXHIBITS THERETO; (VIII) ENCROACHMENTS AND OTHER MATTERS AFFECTING TITLE TO THE PROPERTY, THE COMMON ELEMENTS OR THE UNIT; (IX) ACTS DONE OR SUFFERED BY BUYER OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER; (X) STREETS AND HIGHWAYS, IF ANY; (XI) PRIVATE, PUBLIC AND UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; AND (XII) LIENS AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (XIII) THE TERMS OF THE CONTRACT AND CERTIFICATE OF LIMITED WARRANTIES, PURCHASER MORTGAGES, AND ACTS CAUSED BY AND THROUGH THE BUYERS.

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 CONDOMINIUMS 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