



Trustee's Deed

UNOFFICIAL COPY



Doc#: 0712141060 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/01/2007 10:45 AM Pg: 1 of 3

MAIL TO:

20

This indenture made this 23rd day of April, of 2007, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, 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 the 5th day of April, 2006, and known as Trust Number 19398, party of the first part and Margaret A. Varak whose address is 3218 N. Racine, Chicago, IL 60657 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 14-18-327-011-0000

Common Address: 2044 W. Cuyler, Unit 2E, Chicago, IL 60618

Subject To: Covenants, conditions and restrictions of record; easements and agreements of record; General real estate taxes which are not yet due or payable.

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 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 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 A.V.P. and attested by its AVP & TO the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest:

[Signature of Thomas Mulqueen, III]

Thomas Mulqueen, III, AVP & TO

By:

[Signature of Patricia Ralphson]


Patricia Ralphson, A.V.P.

M.G.R. TITLE



UNOFFICIAL COPY

City of Chicago
 Dept. of Revenue
 505022
 04/30/2007 14:33 Batch 11812 66

 Real Estate
 Transfer Stamp
 \$2,325.00

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 Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Thomas Mulqueen, III of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such A.V.P. and AVP & TO, respectively, 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 Company, for the uses and purposes therein set forth; and the said AVP & TO did also then and there acknowledge that he as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 23rd day of April, 20 07.


NOTARY PUBLIC

Susan J. Zelek

"OFFICIAL SEAL"
SUSAN J. ZELEK
 Notary Public, State of Illinois
 My Commission Expires Dec. 06, 2010

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 APR. 30.07
REVENUE STAMP

0000023144
REAL ESTATE TRANSFER TAX
 00155.00
 FP 103042

STATE TAX
STATE OF ILLINOIS

 APR. 30.07
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000010839
REAL ESTATE TRANSFER TAX
 00310.00
 FP 103037

PREPARED BY:
 Standard Bank & Trust Co.
 7800 W. 95th Street
 Hickory Hills, IL 60457

Standard Bank and Trust Company - 7800 West 95th Street, Hickory Hills, IL 60457
 Standard Bank & Trust - Trustee's Deed

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT 2E IN THE 2044-46 WEST CUYLER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 21 (EXCEPT THE NORTH 45 FEET) AND LOT 22 (EXCEPT THE WEST ONE FOOT OF THE NORTH 45 FEET) IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 OF W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0710322190, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0710322190.

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, 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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.