

MAIL TO: Richard Tovor 3101 W. Weishryton, #1 Chicago ITL 60612 Doc#: 0712742011 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/07/2007 08:24 AM Pg: 1 of 5

This indenture made this 9th day of April, of 2007, between STANDARD MBANK 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 11th day of August, 2006, and known as Trust Number 19568, party of the first part and Richard Tovar, Individually whose address is 3402 W. Beach, Chicago, IL. 60651 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:

Legal Description Attached

Pin: 16-12-324-018-0000

Common Address: 3101 W. Washington Blvd., Unit 1, Chicago, Illinois 60612

Subject to attached

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 AVP & TO and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:

Domna Diviero, ATÓ

By:

Patricia Ralphson, AVP & TO

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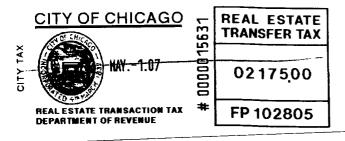


UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook}

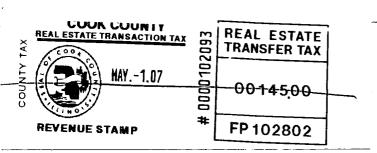
SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally, known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and ATO, 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 saidATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her 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 Sea! this 9th day of April, 20 07.



NOTARY FUBLIC

Wyinie St. Kulowski



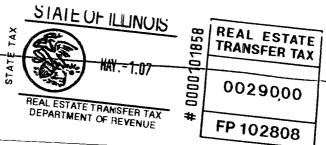
"OFFICIAL SEAL"

VIRGINIA M. LUKOMSK;

Notary Public, State of Illinois

My Commission Expires 11/10/07

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



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STREET ADDRESS: 31 UNASHINGTON ICIAL COPY

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 16-12-324-018-0000

LEGAL DESCRIPTION:

UNIT 1 IN 3101 W. WASHINGTON CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS CONVEYED, TAKEN, OR USED FOR WIDENING WEST WASHINGTON STREET) IN BLOCK 3 IN HOWARD'S SUBDIVISION OF THE NORTH 2,309 ACRES OF BLOCK 23 IN D.S. LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708615083; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON TLEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELITEDIATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708/25083.

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EXHIBIT A

(a) general real estate taxes not due and payable at the time of closing; (b) the Act; (c) the Declaration and the Condominium Documents, as defined in Paragraph 4 hereof; (d) applicable zoning and building laws and ordinances: (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded (h) liens and other matters of title over which the Title Insurer (as hereinalter defined) is willing to insure over without cost to purchaser.

(h) med) is .

Of Collaboration Clarks Office

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EXHIBIT B

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, AFOLESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR 1112 PENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED 12 SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, MESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.