



103



Trustee's Deed

MAIL TO: Richard Tovar  
3101 W. Washington, #1  
Chicago IL 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

1043

This indenture made this 9th 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 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.

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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:

104  
166221297

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.

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166221297

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:

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Attest: Donna Diviero  
Donna Diviero, ATO

By: Patricia Ralphson  
Patricia Ralphson, AVP & TO

BOX 334




# 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 said ATO 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 Seal this 9th day of April, 20 07.

**CITY OF CHICAGO**  
 CITY TAX  
  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAY. -1.07  
 # 0000015631  


REAL ESTATE TRANSFER TAX
02175.00
FP 102805

NOTARY PUBLIC  
*Virginia M. Lukomski*

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 REVENUE STAMP  
 MAY. -1.07  
 # 0000102093  

REAL ESTATE TRANSFER TAX
00145.00
FP 102802

"OFFICIAL SEAL"  
 VIRGINIA M. LUKOMSKI  
 Notary Public, State of Illinois  
 My Commission Expires 11/10/07

**STATE OF ILLINOIS**  
 STATE TAX  
  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 MAY. -1.07  
 # 0000101858  

REAL ESTATE TRANSFER TAX
00290.00
FP 102808

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

**UNOFFICIAL COPY**

**STREET ADDRESS:** 3101 W. WASHINGTON #1  
**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 ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708615083.

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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 hereinafter defined) is willing to insure over without cost to purchaser.

Property of Cook County Clerk's 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, 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.

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.

COOK COUNTY  
CLERK'S OFFICE

Cook County Clerk's Office