

# UNOFFICIAL COPY



MAIL TO:

Michael Boyle  
4043 S Drexel #102  
Chicago IL



Doc#: 0717133196 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2007 01:50 PM Pg: 1 of 5

This indenture made this 30th day of May, 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 3rd day of November, 2005, and known as Trust Number 19146, party of the first part and Michael Boyle and Perrille Boyle, as Joint Tenants whose address is 1003 Book Court, Naperville, IL. 60540 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: 20-02-106-039-0000

Common Address: 4043 S. Drexel, Unit 102, Chicago, IL.

Subject to attached

together with the tenements and appurtenances thereunto belonging.

5LL

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: Donna Diviero  
Donna Diviero, ATO

By: Patricia Ralphson  
Patricia Ralphson, AVP & TO



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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 30th day of May, 20 07.

CITY OF CHICAGO



JUN. 14. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014379

REAL ESTATE  
TRANSFER TAX

02160.00

FP 103033

NOTARY PUBLIC

*Virginia M. Lukomski*

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 14. 07

COUNTY TAX

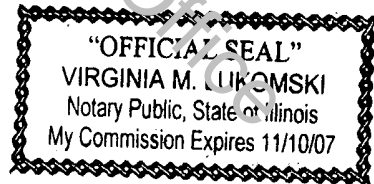
REVENUE STAMP

# 0000040532

REAL ESTATE  
TRANSFER TAX

00144.00

FP 103034



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

STATE OF ILLINOIS



JUN. 14. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000040433

REAL ESTATE  
TRANSFER TAX

00288.00

FP 103032

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## LEGAL DESCRIPTION

UNIT 102 IN THE 4043 S. DREXEL BLVD CONDOIMIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTHERLY 69 FEET MEASURED ON THE WESTERLY LINE OF LOTS 15 TO 18 INCLUSIVE IN BLOCK 14 IN CLEAVERVILLE BEING IN THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 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 0623610100; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 20-02-106-039-0000

ADDRESS: 4043 S. DREXEL BLVD, UNIT 102  
CHICAGO, ILLINOIS 60653

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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.

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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.

Property of Cook County Clerk's Office