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Doc#: 0720549040 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/24/2007 02:38 PM Pg: 1 of 3

TRUSTEE'S DEED TENANCY BY THE ENTIRETY

After Recording Mail to:
MARC CERVANTES
1101 W. FULTON STREET
#300
CHICAGO, IL 60607

Name and Address of Taxpayer:
CHRISTOPHER + HEATHER
HAMMER
3011 W. CORNELIA AVE
CHICAGO, IL 60618

THIS INDENTURE, made this July 9, 2007 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 March 7, 2005, and known as Trust Number 11-6031, Party of the First Part, and Christopher M. Hammer and Heather Hammer, Parties of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Parties of the Second Part, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

See attached legal description, Exhibit 'A'

PIN # 13-24-305-006

Property Address: 3011 W. Cornelia, Chicago, IL

together with the tenements and appurtenances thereunto belonging; TO HAVE AND TO HOLD the same unto said Parties of the Second Part forever, not in tenancy in common, but AS TENANTS BY THE ENTIRETY with the right of survivorship.

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT TO; Real estate taxes not yet due and payable and for subsequent years; The Declaration of Party Wall Agreement for the West Cornelia Court Townhome Association; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Grantee's mortgage, and acts done or suffered by the Grantee.

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 Trust Officer and attested by its Vice President, the day and year first above written.

1/2 JMC
6709156
FREEDOM TITLE CORP.

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By: [Signature] Trust Officer

Attest: [Signature] Vice President

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
521328 \$3,600.00
07/20/2007 14:37 Batch 00765 86

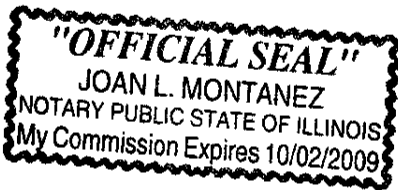


STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this July 9, 2007

[Signature]
Notary Public

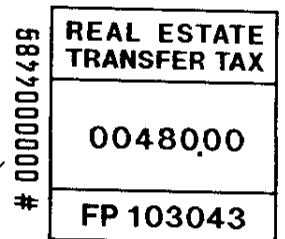
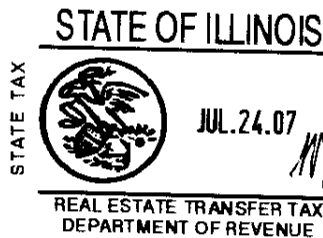
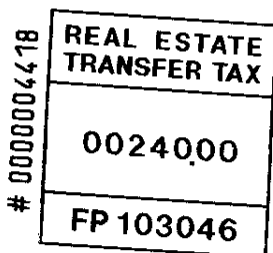
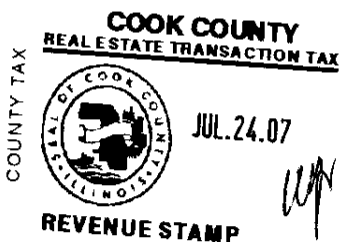


Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**



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EXHIBIT A

PARCEL 6, AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 155.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST ALONG SAID SOUTH LINE 18.0 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST 54.0 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST 18.0 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST 54.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO;

EASEMENTS FOR INGRESS AND EGRESS APPURTENT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENT NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED JUNE 26, 2007 AS DOCUMENT NUMBER 0717722064, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Further Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee

PIN: 13-24-305-006-0000

Commonly Known as: 3011 W. Cornelia, Chicago, IL 60618