

TRUSTEE'S DEED UNOFFICIAL COPY



Doc#: 0726341105 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 03:14 PM Pg: 1 of 4

2007-01410

This Indenture, Made this 10th day of September, 20 07, between FIRST NATIONAL BANK, an Illinois Corporation, qualified to do trust business under and by virtue of the laws of the State of Illinois, under the provisions of a deed or deeds duly recorded and delivered to said company in pursuance of a trust agreement dated the 21 st day of June, 2005, and known as Trust No. 8670, party of the first part, and

(Reserved for Recorder's Use Only)

Steven Baker and Kay Ross-Baker, husband and wife, as tenants by the entirety and not as tenants in common of 518 Mead Ct., Geneva, IL 60134, party of the second part.

*RBS Citizens, NA f/k/a Citizens Bank, N.A. successor by Merger to Charter One Bank, N.A. as successor Trustee to Witnesseth. That said party of the first part, in consideration of the sum of Ten 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
Commonly known as: 2401 N. Janssen, Unit 401, Chicago, IL 60614

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.

PREMIER TITLE

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
530310 \$8,250.00
09/20/2007 11:35 Batch 07209 41



This deed is executed pursuant to and in the exercise of the 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 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 the 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 V.P. & Sr. Land Trust Officer and attested by its Admin. Ass't

Trust Officer, the day and year first above written.
RBS CITIZENS, N.A.
XXXXXXXXXXXXXXXXXXXX, as Trustee aforesaid

BY Angela Giannetti Trust Officer
V.P. & Sr. Land
ATTEST Connie Nepri Admin. Ass't

HC

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STATE OF ILLINOIS
COUNTY OF Will SS

I, the undersigned
A **Notary Public**, in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that Angela Giannetti, V.P. & Sr. Land
Trust Officer of the * **FIRST NATIONAL BANK**, a Corporation and
Connie Nyiri, Admin. Ass't

~~Trust Officer~~ of said Corporation, personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such
V.P. & Sr. Land Trust Officer and Admin. Ass't

~~Trust Officer~~ respectively, appeared before me this day in person and acknowledged that
they signed and delivered the said instrument as their own free and voluntary act, and as the
free and voluntary act of said Corporation, for the uses and purposes therein set forth; and
the said Admin. Ass't ~~Trust Officer~~ did also then and there
acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the
said corporate seal of said Corporation to said instrument as his own free and voluntary act,
and as the free and voluntary act of said Corporation, for the uses and purposes therein set
forth.

Given under my hand and Notarial Seal this 11th day of September, 2007



Dianne Sparger
Notary Public

REAL ESTATE
TRANSFER TAX
01100000
FP 103037

7916100000

STATE OF ILLINOIS

SEP. 20.07



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

Mail this recorded instrument to:

JEFFREY SANCHEZ
55 W MONROE
3950
CHICAGO IL 60603

This instrument prepared by:

Charter One
128 W. Lincoln Hwy
Frankfort, IL 60423

Mail tax Bills to: Steven B Baker & Kay Ross Baker
2401 Ganssen Ave # 401
Chicago IL 60614

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 20.07
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0055000
FP 103042
0000031947

RBS CITIZENS, NA f/k/a CITIZENS BANK, NA
SUCCESSOR BY MERGER TO CAPITOL ONE BANK
AS SUCCESSOR



TRUSTEE TO:

First National Bank

Land Trust Department

128 WEST LINCOLN HIGHWAY, ~~XXXXXX~~ FRANKFORT, ILLINOIS 60423

(815) 464-6267 FAX (815) 464-1318
~~XXXXXXXXXXXXXXXXXXXX~~

815-464-4686

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Legal Description
2401 North Janssen, Unit 401
Chicago, Illinois 60614

PARCEL 1:

UNIT NO. 401 IN THE 2401 NORTH JANSSEN RESIDENTIAL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 25, 26, 27, 28 AND 29 IN BLOCK 1 IN WILLIAM HAHNES SUBDIVISION OF LOTS 4 TO 6 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725615068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE COMMERCIAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCIAL PARCEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.43 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.64 FEET EAST OF THE SOUTHWEST CORNER OF A TRACT; THENCE NORTH, A DISTANCE OF 5.40 FEET; THENCE WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH, A DISTANCE OF 35.34 FEET; THENCE EAST, A DISTANCE OF 61.10 FEET; THENCE SOUTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 7.01 FEET; THENCE NORTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 7.03 FEET; THENCE SOUTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 15.74 FEET; THENCE NORTH, A DISTANCE OF 0.09 FEET; THENCE EAST, A DISTANCE OF 10.97 FEET; THENCE SOUTH, A DISTANCE OF 0.18 FEET; THENCE EAST, A DISTANCE OF 20.20 FEET; THENCE SOUTH, A DISTANCE OF 35.07 FEET; THENCE WEST, A DISTANCE OF 0.67 FEET; THENCE SOUTH, A DISTANCE 5.34 FEET; THENCE WEST, A DISTANCE OF 20.05 FEET; THENCE NORTH, A DISTANCE OF 5.37 FEET; THENCE WEST, A DISTANCE OF 21.27 FEET; THENCE SOUTH, A DISTANCE OF 5.34 FEET; THENCE WEST, A DISTANCE OF 38.07 FEET; THENCE NORTH, A DISTANCE OF 5.38 FEET; THENCE WEST, A DISTANCE OF 21.21 FEET; THENCE SOUTH, A DISTANCE OF 5.42 FEET; THENCE WEST, A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-19, P-24, AND D-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0725615068 .

PINs: 14-29-320-033-0000, 14-29-320-034-0000, 14-29-320-035-0000, 14-29-320-036-0000, and 14-29-320-037-0000
(undivided)

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DEED IS SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE MUNICIPAL CODE OF THE CITY OF CHICAGO; THE "DECLARATION OF CONDOMINIUM, PURSUANT TO THE CONDOMINIUM PROPERTY ACT, FOR THE 2401 NORTH JANSSEN RESIDENTIAL CONDOMINIUM" (REFERENCED IN THE LEGAL DESCRIPTION), INCLUDING ALL EXHIBITS AND AMENDMENTS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY THE GRANTEE OR ANYONE CLAIMING BY, THROUGH, OR UNDER THE GRANTEE; EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; AND LIENS AND OTHER MATTERS OF TITLE OVER WHICH GRANTOR'S TITLE INSURER IS WILLING TO INSURE AT NO COST TO GRANTEE.

THE FOLLOWING LANGUAGE IS HEREBY INCORPORATED INTO THE DEED:

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.