

# UNOFFICIAL COPY



Trustee's Deed



Doc#: 0727508096 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2007 09:36 AM Pg: 1 of 3

MAIL TO: **Chris Koczwara**  
**5832 S. Archer Ave.**  
**Linder Ave. Suite**  
**Chicago, IL 60638**

This indenture made this 26<sup>th</sup> day of September, 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 1<sup>st</sup> day of March, 2006, and known as Trust Number 19340, party of the first part and Keith Chaney whose address is 3004 190<sup>th</sup> Street, Lansing, IL. 60438 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:

Unit number 10 in the 10440 S. Natoma Condominium, as delineated on a survey of the following described tract of land:

Lot 7 in Ridgedale, a Subdivision of part of the Northeast quarter of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the declaration of Condominium recorded as Document No. 0710109063; Together with its undivided percentage interest in the common elements, in Cook County, Illinois

PIN: 24-18-221-007-0000 (underlying)

Commonly known as 10440 S. Natoma, Unit 10, Chicago Ridge, IL. 60415

Subject to covenants and restrictions of record

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

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Ticor Title

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STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

Attest: Donna Diviero  
Donna Diviero, ATO

By: Patricia Ralphson  
Patricia Ralphson, AVP

Property of Cook County Clerk's Office

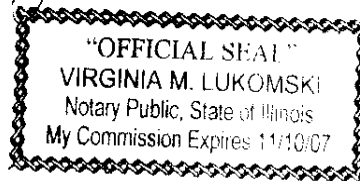
STATE OF Illinois COUNTY OF Cook }

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 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 26<sup>th</sup> day of September, 20 07.

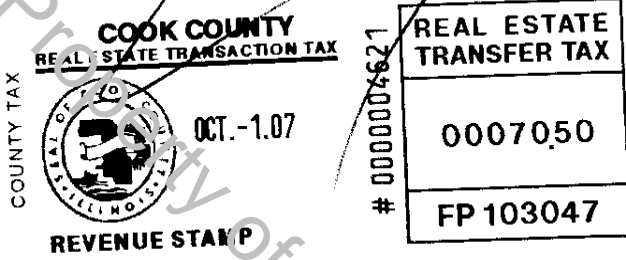
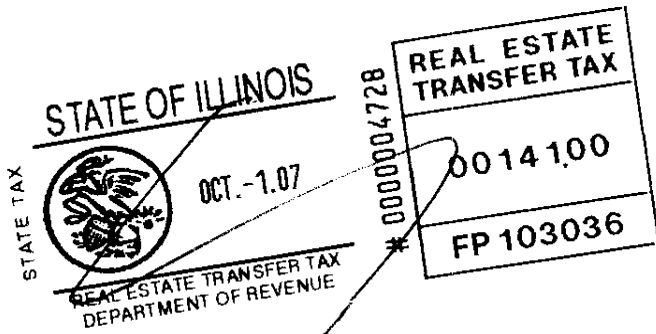
NOTARY PUBLIC

Virginia M. Lukowski



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

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The tenant of unit 10 failed to exercise his right of first refusal.

"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