

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)



Doc#: 0729916108 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/26/2007 01:36 PM Pg: 1 of 3

THE GRANTORS

Above space for Recorder's Office Only

James D. Petzing, as Trustee
under the terms and provisions of the **James D. Petzing Declaration of Trust** dated the 19th day of February, 1997,

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** to

Matthew Harper,
3323 N. Paulina, Unit 5H, Chicago, Illinois,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

An undivided Thirty-Three and One-Third Percent (33 $\frac{1}{3}$ %) interest in and to the real property set forth on the Legal Description Attached hereto as Exhibit "A"

Permanent Real Estate Index Number(s): **14-19-424-017-1034**
14-19-426-042-1087

Address(es) of real estate: **3323 N. Paulina, Unit 5H, Chicago, IL. 60657; and**
1601 W. School, Unit PU92, Chicago, IL. 60657


SUBJECT TO:* (1) the Condominium Declarations, (2) general real estate taxes not due and payable at the time of the conveyance and subsequent years, (3) party wall and party wall rights, if any, (4) possible encroachment of the fire escape over alleys south 6.00 feet in rear, (5) rights of the municipality, the state of Illinois, the Public, adjoining owners in and to the vacated alley, (6) rights of the UB or quasi-public utilities, if any, in the vacated alley for maintenance therein of poles, conduits, sewer, etc., (7) unrecorded public and utility easements, if any, (8) applicable zoning and building laws and ordinances, (9) the Condominium Act, (10) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; if any, (11) the mortgage referenced herein throughout, (12) those other exceptions listed on the waived title commitment attached hereto and issued by Chicago Title Insurance Company as commitment SA3291059, and (13) the Memorandum of Ownership Agreement to be recorded.

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 Declaration of Trust.

zfb

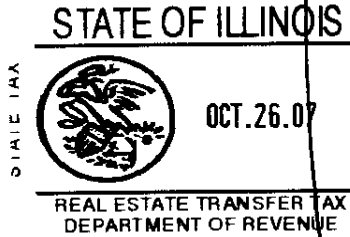
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DATED this 15th day of October, 2007

 (SEAL)
 James D. Petzing, as trustee of the
 James D. Petzing Declaration of Trust
 dated February 19, 1997

State of Illinois)
) SS

County of Cook)

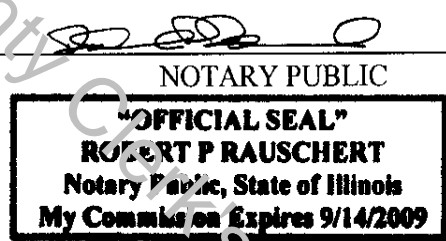


# 0000021519	REAL ESTATE TRANSFER TAX
	0027350
	FP 103037

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James D. Petzing, as trustee of the James D. Petzing Declaration of Trust dated February 19, 1997**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of October, 2007.

Commission expires 9/14/2009



This instrument was prepared by Robert P. Rauschert, 1025 W. Webster Ave., Chicago, Illinois 60614

MAIL TO:

Rauschert & Rauschert
 1025 W. Webster Ave.
 Chicago, IL. 60614

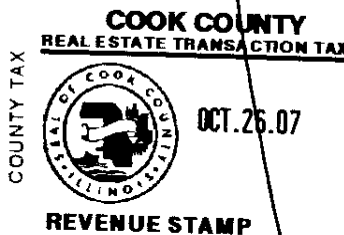
SEND SUBSEQUENT TAX BILLS TO:

James D. Petzing, as trustee
 3323 N. Paulina, Unit 5H
 Chicago, IL. 60657

City of Chicago
 Dept. of Revenue
 534142
 10/26/2007 13:15 Batch 00736 59



Real Estate
 Transfer Stamp
 \$2,051.25



# 0000033807	REAL ESTATE TRANSFER TAX
	0013675
	FP 103042

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Exhibit "A" LEGAL DESCRIPTION

Property Address: 3323 North Paulina, Unit 5H, Chicago 60657

PIN: Parcel 1: 14-19-424-017-1034 Parcel 2 (Parking): 14-19-426-042-1087

PARCEL 1:

UNIT 5H IN GALLERY LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 24 IN BLOCK 6 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH LOT "A" IN THE CONSOLIDATION OF LOTS 10, 11, 22 AND 23 AND ALL THAT PART OF FORMER NORTH/SOUTH PUBLIC ALLEY, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 10; WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 11; EAST OF AND ADJOINING THE EAST LINE OF SAID LOT 22 AND SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 23 AND NORTH OF A STRAIGHT LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 11 TO THE SOUTHEAST CORNER OF SAID LOT 22, WHICH SAID ALLEY WAS VACATED BY AN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 21, 1919 AND RECORDED SEPTEMBER 16, 1919 AS DOCUMENT 6621895 IN BLOCK 6 IN GROSS NORTH ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27 1989 AS DOCUMENT 89188242, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT PU-92 IN TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 3 IN LINCOLN, ASHLAND, BELMONT SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95658937, AS AMENDED BY DOCUMENT 95800677, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95658936.