



Doc#: 0805260049 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2008 12:13 PM Pg: 1 of 5

The above...

THIS INDENTURE, made this 15th day of November, 2007, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 11th day of December, 1997, known as Trust Number 10-2173, party of the first part and GRACE-SHEFFIELD, CONDOMINIUMS, L.L.C., of 3824 N. ASHLAND, CHICAGO, IL 60613 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:
SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. SEE ATTACHED together with the tenements and appurtenances thereto 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 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, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

By: Carl R. Rath Trust Officer

ATTEST Dennis R. Ainger Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.

I, Meaghan Harmon, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Carl R. Rath, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and Dennis R. Ainger, Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of November, 2007.

944-54 W. Grace Street
Chicago, IL

For information only insert street
address of above described property



Meaghan Harmon
Notary Public

This space for affixing Riders and revenue Stamps
Exempt pursuant to the terms of 35 ILCS
200/31-1 Section 5
By: Carl R. Rath
Its Attorney

Document Number



UNOFFICIAL COPY

LEGAL DESCRIPTION:

(Permanent Real Estate Index No. SEE ATTACHED)

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

Mailed To

24701
ROBERT A. WEISMAN, LTD.
ATTORNEY AT LAW
33 N. LA SALLE
SUITE 3200
CHICAGO, IL 60602
(312) 263-2277

Property of Cook County Clerk's Office

SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067

COMMISSION EXPIRES 03/03/2010

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FILE NUMBER:
01-0933

SCHEDULE B CONTINUED

5. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2000 SECOND INSTALLMENT, 2001 AND SUBSEQUENT YEARS. PERMANENT TAX INDEX NUMBER 14-20-212-021-1003, 14-20-212-021-1005, 14-20-212-021-1006, 14-20-212-021-1015, 14-20-212-021-1017, 14-20-212-021-1025, 14-20-212-021-1028, 14-20-212-021-1034, 14-20-212-021-1035, 14-20-212-021-1038, 14-20-212-021-1041, 14-20-212-021-1045, 14-20-212-021-1046, 14-20-212-021-1047, 14-20-212-021-1047, 14-20-212-021-1049, 14-20-212-021-1051, 14-20-212-021-1056, 14-20-212-021-1062, 14-20-212-021-1062, 14-20-212-021-1068, 14-20-212-021-1069, 14-20-212-021-1076, 14-20-212-021-1076, 14-20-212-021-1081, 14-20-212-021-1086, 14-20-212-021-1088, 14-20-212-021-1089, 14-20-212-021-1095, 14-20-212-021-1102, 14-20-212-021-1104, 14-20-212-021-1120, 14-20-212-021-1132, 14-20-212-021-1137, AND 14-20-212-021-1142.
- NOTE: ^{FIRST} SECOND INSTALLMENT 2000 PAID ON ALL PIN NUMBERS.
6. MORTGAGE DATED OCTOBER 18, 1999 AND RECORDED NOVEMBER 15, 1999 AS DOCUMENT 09071210 MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1997 AND KNOWN AS TRUST NO. 10-2173 TO FIRST BANK AND TRUST COMPANY OF ILLINOIS TO SECURE AN INDEBTEDNESS OF \$1,000,000.00.
7. CONSTRUCTION MORTGAGE DATED DECEMBER 12, 1997 AND RECORDED DECEMBER 16, 1997 AS DOCUMENT 97-942534 MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1997 AND KNOWN AS TRUST NO. 10-2173 TO FIRST BANK AND TRUST COMPANY OF ILLINOIS TO SECURE AN INDEBTEDNESS OF \$7,500,000.00.
8. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY OVER THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT AS CREATED BY INSTRUMENT RECORDED JUNE 12, 1986 AS DOCUMENT 86-239063.
9. ENCROACHMENT OF OVERHEAD PLAT FORM ONTO THE PROPERTY AT THE E LINE OF THE PROPERTY AS DEPICTED ON CERTIFIED SURVEY CO. SURVEY DATED MARCH 23, 1995.
10. CATCH BASINS, MANHOLES, AND ILLINOIS BELL PEDESTALS AS DEPICTED ON CERTIFIED SURVEY CO. SURVEY DATED MARCH 23, 1995.
11. THE FOLLOWING ENCROACHMENTS, WHICH ARE DEPICTED ON CERTIFIED SURVEY COMPANY SURVEY NUMBER 81497A(Y) DATED MARCH 23, 1995, ALL OF WHICH AFFECT COMMON ELEMENTS.
- A. ENCROACHMENT OF THE THREE STORY AND GROUND LEVEL BRICK AND CONCRETE BLOCK BUILDING SITUATED ON THE WEST SIDE OF THE PROPERTY ONTO THE STREET TO THE WEST AND ADJOINING BY .08 FEET AT THE SOUTHWEST CORNER OF THE BUILDING AND ONTO THE STREET TO THE SOUTH BY .02 FEET AT THE SOUTHEAST CORNER OF THE BUILDING.

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FILE NUMBER:
01-0933

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNITS 944-A201, 944-B101, 944-B102, 944-D201, 944-E101, 944-G101, 944-G202, 944-I102, 944-I201, 944-J102, 954-A101, 954-B101, 954-B102, 954-B201, 954-C101, 954-C201, 954-D202, 954-F102, 954-G202, 954-H101, 954-I202, AND PARKING UNITS P1, P6, P9, P15, P22, P24, P40, P52, P57, AND P62 IN GRACE-SHEFFIELD CONDOMINIUMS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 98338746, OF THE FOLLOWING REAL ESTATE:

PARCEL 1:

LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTH WEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/4 OF THE SOUTH WEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID SOUTH WEST 1/4 OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH WEST 1/4 OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH WEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS.

Mail To

24701
ROBERT A. WEISMAN, LTD.
ATTORNEY AT LAW
33 N. LA SALLE
SUITE 3200
CHICAGO, IL 60602
(312) 263-2277

UNOFFICIAL COPY

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 17, 2007

Signature: *Alan L. Fullerton*
Grantor or Agent

Subscribed and sworn to before me
By the said ALAN L. FULLERTON
This 17th day of NOVEMBER 2007
Notary Public JEFFREY D. HUPERT
STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/20/2010

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 17, 2007

Signature: *Alan L. Fullerton*
Grantee's Agent

Subscribed and sworn to before me
By the said ALAN L. FULLERTON
This 17th day of NOVEMBER 2007
Notary Public JEFFREY D. HUPERT

"OFFICIAL SEAL"
JEFFREY D. HUPERT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/20/2010

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)