

UNOFFICIAL COPY 08053235

3406/0208 30 001 Page 1 of 5
1998-11-20 14:43:54
Cook County Recorder 29.00



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I, FRANCINE E. WHALUM OF CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT THE WARRANTY DEED FROM GRANTOR, FIRST BANK AND TRUST CO. OF ILLINOIS AS TRUSTEE OF TRUST AGREEMENT DATED MARCH 7, 1996 AND KNOWN AS TRUST NUMBER 10-2014 TO MELISSA D. LAVENDER IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT.

SIGNATURE

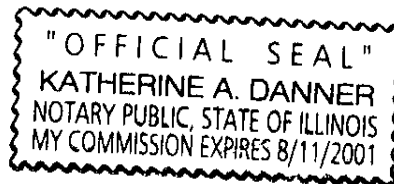
Francine E. Whalum

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, CERTIFIES THAT PATIRCE M. CONNOLLY KNOWN TO ME, RESPECTIVELY APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT HE/SHE DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USER AND PURPOSES THEREIN.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 10TH DAY OF NOVEMBER, 1998.

Katherine A. Danner

NOTARY PUBLIC



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TRUSTEE'S DEED

97766075

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3420/D170 14 091 1997-10-15 15:10:47
Cook County Recorder 27.00

76 76 209 23-10 B3
9308 97 766 075 F

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The above space for recorder's use only

2
19
76-76-209
9308

THIS INDENTURE, made this 24TH day of SEPTEMBER, 19 97, 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 7TH day of MARCH, 19 96, and known as Trust Number 10-2014, party of the first part, and MELISSA D.

~~XAVENNER~~ LAVENDER
2139 N. DAYTON #2 of CHICAGO, IL 60614 parties 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 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DEED BEING RERECORDED TO CORRECT NAME

Permanent Real Estate Index No. 14-32-220-006

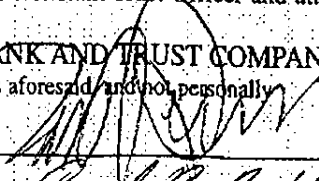
together with the tenements and appurtenances thereto belonging.

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 trusts 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.

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 Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

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

By:  Assistant Trust Officer

ATTEST:  Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

BOX 333-CTI

COUNTY OF COOK SS.
STATE OF ILLINOIS

I, Chris Koritko a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

Robert G. Hershenhorn
Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and Carl R. Rath, Assistant 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 Assistant Trust Officer, and Assistant 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 Assistant 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 25th day of September 1997

Chris Koritko
Notary Public



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 14 1997
913.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 14 1997
999.00

STATE OF ILLINOIS
REVENUE
OCT 14 1997
127.50

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 14 1997
255.00

2139 NORTH DAYTON, CHICAGO, ILLINOIS 60614
UNIT #2

For information only insert street address of above described property.
Mail To: Pedersen & Haupt
161 N. Clark St.
Suite 3100
Chicago, IL 60601-3224
Attn: Tamara Henson Bowman

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

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Exhibit "A" to
Deed for Unit 2 in 2139 N. Dayton, Chicago, IL 60614:

Legal Description: Unit 2 in the 2139 N. Dayton Condominium as delineated on a survey of the described real estate: Lot 40 in Cushman's resubdivision of the North 1/2 of Block 4 of Sheffield's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, which survey is attached as Exhibit "β" to the Declaration of Condominium Recorded as Document Number _____, together with its Undivided Percentage Interest in the common Elements.

Grantor 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 Ownership and of Easements, Restrictions, Covenants and By-Laws for Dayton Park Place Condominium and the 2139 North Dayton Condominium Association (Deceleration), 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 (and any such similar) deed now or hereafter 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.

Those terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership for this property commonly known as 2139 N. Dayton, Chicago, IL were recorded as document(s) number 97053875 and recorded on September _____, 1997, (as may be amended from time to time), and are also subject the limitations and conditions imposed by the Condominium Property Act.

This Unit includes one parking space, as a limited common element, known as Space # 1-2 pursuant to the survey and subject to the same conditions and restrictions recited herein but with no representation or warranty of use or fitness for size or particular purpose.

This deed or instrument of conveyance is also subject to:

1. Real estate taxes not yet due and payable;
2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied and, by accepting this deed, none have been relied upon;
3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quasi-public utilities, if any;
4. such other matters as to which the title insurer commits to insure against loss or damage with this deed;
5. matters of record;
6. limits of the limited warranty under which no representations have been made nor implied.

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STREET ADDRESS: 2139 NORTH DAYTON

UNIT #2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-32-220-006-0000

LEGAL DESCRIPTION:

UNIT 2 IN THE 2139 N. DAYTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 40 IN CUSHMAN'S RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "--" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - _____, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Property of Cook County Clerk's Office