

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0805933230 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/28/2008 02:35 PM Pg: 1 of 4

THIS TRUSTEE'S DEED made this 27th day of February, 2008 by and between Springfield Land Trust, whose address is 501 SilverSide Road, Suite 87JQ, Wilmington, Delaware 19809 (the "Grantor") and Roberto Fabiani, an unmarried man, whose address is 8341 North Newland, Chicago, Illinois (the Grantee") WITNESSETH, that the Grantor, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby CONVEYS and WARRANTS unto the Grantee, all of the Grantors' interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Rider Attached Hereto and Made a Part Hereof

Subject only to the following, if any: general real estate taxes not due and payable as of February 27th 2008; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after February 27th 2008 of general assessments established pursuant to the Declaration of Condominium; covenants, conditions, and restrictions of record; building lines and easements, if any; applicable zoning and other building laws, ordinances and restrictions; public utility easements; matters affecting the Common Elements; title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money and which Grantor shall so remove at Closing by using funds to be paid upon delivery of deed; matters over which the title insurance company is willing to insure; rights of the public, the city of Chicago and the state of Illinois in an to any part of the underlying real estate taken and used for alleys, roads and highways, if any; and acts done or suffered by the Grantees.

0805933230 CTCC D1 Villa/Chaffey 10/2

Box 400-CTCC

4

UNOFFICIAL COPY

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, 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, AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AND STIPULATED AT LENGTH HEREIN.

The Tenant of Unit 3851-2 has waived or has failed to exercise the Right of First Refusal.

Permanent Real Estate Tax Number(s): 13-11-323-001-0000 (Affects this and other property).

Address of Real Estate: 4855 N. Springfield, Unit No. 3851-2, Chicago, Illinois 60625.


TO HAVE AND TO HOLD the said premises, forever.


In Witness Whereof, the undersigned aforesaid have hereunto set their hands this 27th day of February, 2008.


Springfield Land Trust

By: [Signature]
Piyush Patel, as Co-Trustee

By: [Signature]
Jigna Patel, as Co-Trustee

STATE TAX	STATE OF ILLINOIS	# 0000009260	REAL ESTATE TRANSFER TAX
	 FEB. 27. 08		0023200
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000007324	REAL ESTATE TRANSFER TAX
	 FEB. 27. 08		0011600
	REVENUE STAMP		FP 103022

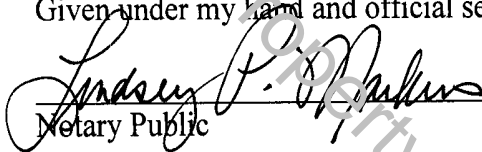
CITY TAX	CITY OF CHICAGO	# 0000006368	REAL ESTATE TRANSFER TAX
	 FEB. 27. 08		0174000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

UNOFFICIAL COPY

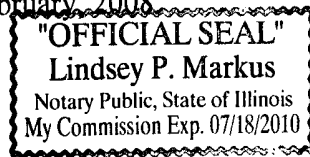
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Piyush Patel and Jigna Patel, not individually, but as Co-Trustees of the Springfield Land Trust, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of February, 2008.



Notary Public



This instrument was prepared by Valerie J. Freireich, Esq., Chuhak & Tecson, P.C., 30 South Wacker Drive, Suite 2600, Chicago, Illinois 60606.

After recording mail to:

Roberto Fabriani
4853-55 North Springfield, Unit 3851-2
Chicago, Illinois 60625

Send subsequent tax bills to:

Roberto Fabriani
4853-55 North Springfield, Unit 3851-2
Chicago, Illinois 60625

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NO. 3851-2, IN SPRINGFIELD MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 6 IN SPIKING'S ADDITION TO ALBANY PARK, A SUBDIVISION OF PART OF BLOCKS 4, 5, 6, 7 AND 8 OF SPIKING'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 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 NUMBER 0718022073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office