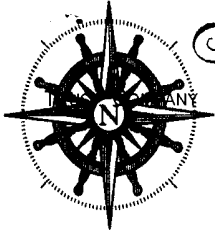


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NORTH STAR

an affiliate of Marshall & Isley Corporation

08-00938

Trustee's Deed

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Doc#: 0807141025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2008 11:50 AM Pg: 1 of 4

This Indenture, made this 28th day of February, 2008 between North Star Trust Company, an Illinois Corporation as successor trustee to RBS Citizens, N.A. f/k/a Citizens Bank, N.A. successor by merger to Charter One Bank, N.A. as successor trustee to First National Bank under the provisions of a deed or deeds in trust delivered in pursuance of a Trust Agreement dated the 21st day of June, 2005 and known as Trust Number 8670 party of the first part, And Nicholas Zafran and Heather Moore, husband and wife, not as joint tenants, and not as tenants in common, but as tenants by the entirety, Grantee and party of the second part.

ADDRESS OF GRANTEE: 3201 N. Ravenswood #306, Chicago, IL. 60657

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

"LEGAL DESCRIPTION ATTACHED"

P.I.N. 14-29-320-033-0000, 14-29-320-034-0000, 14-29-320-035-0000, 14-29-320-036-0000 and 14-29-320-037-0000 (undivided)

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to 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.

In Witness Whereof, said part 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 Trust Officer and attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY

As Trustee, as aforesaid,

By: Angela Giannette
Vice President & Trust Officer

Attest: James A. Morse
Trust Officer

LC

UNOFFICIAL COPY

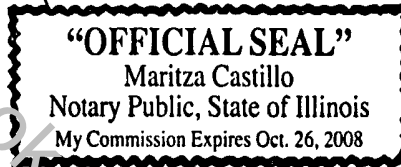
I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Angela Giannetti, Vice President & Trust Officer and Laurel Thorpe, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

STATE OF ILLINOIS
SS.
COUNTY OF COOK

Given under my hand and notarial seal the 26th day of February, 2008


Maritza Castillo

Notary Public




City of Chicago
Dept. of Revenue
545910
03/10/2008 11:35 Batch 03149 59

Real Estate
Transfer Stamp
\$3,375.00



STATE TAX

STATE OF ILLINOIS
MAR. 10. 08




REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026789

REAL ESTATE TRANSFER TAX
00450.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 10. 08

REVENUE STAMP

0000039053

REAL ESTATE TRANSFER TAX
00225.00
FP 103042

MAIL TO: & tax Bills

Heather A. Moore
Nicholas J. Zafra
2401 N. Janssen #404
Chicago, IL 60657

ADDRESS OF PROPERTY

2401 N. JANSSEN, UNIT 404, CHICAGO, IL. 60614

THIS INSTRUMENT PREPARED BY:

Angela Giannetti
North Star Trust Company
500 W. Madison St., Suite 3150
Chicago, Illinois 60661

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Legal Description
2401 North Janssen, Unit 404
Chicago, Illinois 60614

PARCEL 1:

UNIT NO. 404 IN THE 2401 NORTH JANSSEN RESIDENTIAL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 25, 26, 27, 28 AND 29 IN BLOCK 1 IN WILLIAM HAHNES SUBDIVISION OF LOTS 4 TO 6 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725615068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE COMMERCIAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCIAL PARCEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.43 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.64 FEET EAST OF THE SOUTHWEST CORNER OF A TRACT; THENCE NORTH, A DISTANCE OF 5.40 FEET; THENCE WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH, A DISTANCE OF 35.34 FEET; THENCE EAST, A DISTANCE OF 61.10 FEET; THENCE SOUTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 7.01 FEET; THENCE NORTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 7.03 FEET; THENCE SOUTH, A DISTANCE OF 0.25 FEET; THENCE EAST, A DISTANCE OF 15.74 FEET; THENCE NORTH, A DISTANCE OF 0.09 FEET; THENCE EAST, A DISTANCE OF 10.97 FEET; THENCE SOUTH, A DISTANCE OF 0.18 FEET; THENCE EAST, A DISTANCE OF 20.20 FEET; THENCE SOUTH, A DISTANCE OF 35.07 FEET; THENCE WEST, A DISTANCE OF 0.67 FEET; THENCE SOUTH, A DISTANCE 5.34 FEET; THENCE WEST, A DISTANCE OF 20.05 FEET; THENCE NORTH, A DISTANCE OF 5.37 FEET; THENCE WEST, A DISTANCE OF 21.27 FEET; THENCE SOUTH, A DISTANCE OF 5.34 FEET; THENCE WEST, A DISTANCE OF 38.07 FEET; THENCE NORTH, A DISTANCE OF 5.38 FEET; THENCE WEST, A DISTANCE OF 21.21 FEET; THENCE SOUTH, A DISTANCE OF 5.42 FEET; THENCE WEST, A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-18 AND D-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0725615068.

PINs: 14-29-320-033-0000, 14-29-320-034-0000, 14-29-320-035-0000, 14-29-320-036-0000, and 14-29-320-037-0000
 (undivided)

UNOFFICIAL COPY

DEED IS SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE MUNICIPAL CODE OF THE CITY OF CHICAGO; THE "DECLARATION OF CONDOMINIUM, PURSUANT TO THE CONDOMINIUM PROPERTY ACT, FOR THE 2401 NORTH JANSSEN RESIDENTIAL CONDOMINIUM" (REFERENCED IN THE LEGAL DESCRIPTION), INCLUDING ALL EXHIBITS AND AMENDMENTS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; ACTS DONE OR SUFFERED BY THE GRANTEE OR ANYONE CLAIMING BY, THROUGH, OR UNDER THE GRANTEE; EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; AND LIENS AND OTHER MATTERS OF TITLE OVER WHICH GRANTOR'S TITLE INSURER IS WILLING TO INSURE AT NO COST TO GRANTEE.

THE FOLLOWING LANGUAGE IS HEREBY INCORPORATED INTO THE DEED:

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, 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.