



Doc#: 0808849100 Fee: \$42.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 12:18 PM Pg: 1 of 4

**TRUSTEE'S DEED
TENANCY BY THE
ENTIRETY**

After Recording Mail to:

Tom Murphy
10540 S. Western #500
Chicago IL 60643

Name and Address of Taxpayer:

Michael Maschek
3457 N Whipple
Chicago IL 60618

13JK
6710316
FREEDOM TITLE CORP.

THIS INDENTURE, made this March 10, 2008 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 7, 2005, and known as Trust Number 11-6031, Party of the First Part, and Michael P. Maschek and Stephanie L. Maschek, Parties of the Second Part;

WITNESSETH, that said Party of the First Part in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Parties of the Second Part, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION See attached Exhibit 'A'

PIN # 13-24-³⁴⁵~~035~~-006
Property Address: 3457 N. Whipple, Chicago, IL 60618

together with the tenements and appurtenances thereunto belonging; TO HAVE AND TO HOLD the same unto said Parties of the Second Part forever, not in tenancy in common, but AS TENANTS BY THE ENTIRETY with the right of survivorship.

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 TO; Real estate taxes not yet due and payable and for subsequent years; The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Grantee's mortgage, and acts done or suffered by the Grantee.

IN WITNESS WHEREOF, said Party 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 Sr. Vice President and attested by its Vice President, the day and year first above written.

A 4X

UNOFFICIAL COPY

City of Chicago
Dept. of Revenue
547294



Real Estate
Transfer Stamp
\$3,787.50

03/25/2008 12:08 Batch 07219 47

ALBANY BANK & TRUST COMPANY N.A., As Trustee aforesaid

By: [Signature] Sr. Vice President

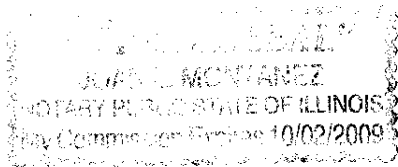
Attest: [Signature] Vice President

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Sr. Vice President and the above named Vice President 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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this March 10, 2008



[Signature]
Notary Public

Illinois Transfer Stamp – Exempt under provisions of paragraph _____ section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL 60625-5188 - 267.7300, Ext. 267 FAX 773.267.9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S ATTORNEY OR AGENT.**

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EXHIBIT A

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 11 AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE OF NORTH WHIPPLE STREET 35.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 18.0 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS EAST 54.19 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 57 SECONDS WEST 18.0 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST 54.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED JUNE 26, 2007, AS DOCUMENT NUMBER 0717722064, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

ALSO; EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENT NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

Further Subject to:


1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee

PIN: 13-24-305-006-0000


Commonly Known as: 3457 N. Whipple, Chicago, IL 60618

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 MAR. 28. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

7009000000
 # 0050500
 FP 103043

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COOK COUNTY

 MAR. 28. 08
 REVENUE STAMP

7095000000
 # 0025250
 FP 103046