

4390104-173

UNOFFICIAL COPY

INTEGRA BANK N.A.

TRUSTEE'S DEED

4-28
GIT

4390104(1/3)



Doc#: 0812347028 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2008 01:13 PM Pg: 1 of 3

The above space is for the recorder's use

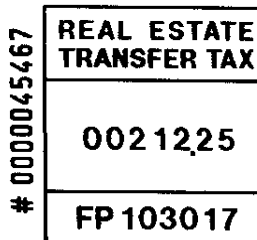
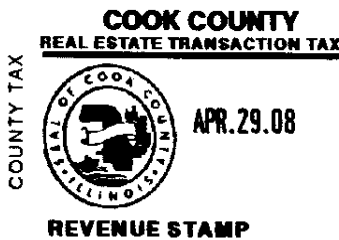
THIS INDENTURE, made this 17th day of April, 2008
between INTEGRA BANK N.A., duly authorized to accept and execute trusts within the State of Illinois, not personally but
but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a
certain trust agreement dated the 18th day of November, 2003,
and known as Trust Number 33-148, party of the first part, and
LAURA KERHULAS AND PATRICK RILEY, BOTH SINGLE ~~NAT~~ **BUT AS**
TENANTS IN COMMON parties of the second part.
Address of Grantee(s): 300 N. Canal #2107, Chicago, Illinois

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollars (\$10.00), and other good and
valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part,
the following described real estate, situated in

Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION
FOR 1449-1457 W. IRVING PARK, UNIT 202, CHICAGO, IL

*** LAURA KERHULAS as to a 94.12% interest and
PATRICK RILEY as to a 5.88% interest**



Address of Real Estate: 1449-1457 WEST IRVING PARK, UNIT 202, CHICAGO, ILLINOIS

Permanent Index Number: 14-20-101-053-1002 & 14-20-101-053-1024

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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.

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

INTEGRA BANK N.A.

as Trustee, as aforesaid,

BY: Sandra T. Russell
Trust Officer

ATTEST: Peggy Crosby
Trust Officer

STATE TAX

STATE OF ILLINOIS



APR. 29. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0042450
FP 103014

0000045780

Integra Bank NA as successor
by merger to Prairie Bank
and Trust Company

State of Illinois

County of Cook



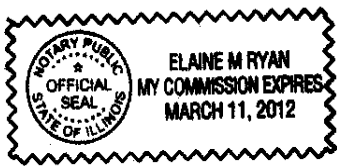
SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY, THAT SANDRA T. RUSSELL

Trust Officer of INTEGRA BANK N. A., and PEGGY CROSBY, COMML LOAN OFFICER

Officer of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Trust Officer and COMML. LOAN OFFICER 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 act, and as the free and voluntary act of said Bank for the uses and purposes, therein set forth and the said Officer did also then and there acknowledge that said Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17TH day of APRIL, 2008



Elaine M. Ryan
Notary Public

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NAME
STREET
CITY

~~LAURA KERNIGLAS~~ Ami Oseid
19 S. LaSalle Ste 902
~~300 N. CANAL #2107~~
CHICAGO, IL 60603

This instrument was prepared by:

INTEGRA BANK N. A.
7661 South Harlem Avenue
Bridgeview, Illinois 60455

Exempt under provision

Date

CITY TAX

CITY OF CHICAGO



APR. 29. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004182

REAL ESTATE TRANSFER TAX
04457,25
FP 103018

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNITS 202 & P-5 IN THE 1449-1457 WEST IRVING PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 6 AND 7 IN BLOCK 2 IN LAKEVIEW HIGH SCHOOL DIVISION IN THE NORTHWEST ¼ OF NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON NOVEMBER 4, 2005, AS DOCUMENT NO. 0530827023, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-202, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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, 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, 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1449-1457 West Irving Park Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 14-20-101-053-1002 and 14-20-101-053-1024

Address of Real Estate: 1449-1457 West Irving Park, Units 202 & P-5, Chicago, Illinois 60613

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO:
Ami Oseid, Esq.
19 South LaSalle Street, Suite 902
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS:
Laura Kerhulas and Patrick J. Riley
1449-1457 West Irving Park
Unit 202
Chicago, Illinois 60613