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1998-12-11 10:55:37
Cook County Recorder 25.00



2 of 4 # 77-88-079-D2 LMH

TRUSTEE'S DEED
TENANTS BY THE ENTIRETY

This indenture made this 1st
day of December 1998
between **MARQUETTE NATIONAL BANK**, a National Banking Association, 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 the 31st day of December 1986 and known as Trust Number 11519 part of the first part, and

-----THOMAS JOSEPH McMANUS AND AILEEN J. O'DONOVAN, HUSBAND & WIFE-----

Whose address is: 4048 N Clark #H, Chicago, Illinois 60613 **NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BUT AS TENANTS BY THE ENTIRETY** 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 **CONVEY & QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

-----LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF-----

Grantor hereby grants to and reserves for the Grantor those easements as set forth in the Declaration of Easement, Restrictions and Covenants for Graceland Court Townhomes recorded _____ as Document # _____

Permanent tax # 14-17-315-001 (affects land & other property)

Address of Property: 4048 North Clark Street, Unit #H, Chicago, Illinois 60613

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 of said party of the second part as **Tenants by the Entirety**.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. **IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

MARQUETTE NATIONAL BANK, As Trustee as Aforesaid



BY Joyce A. Madsen Land Trust Officer

Attest: Krista K. Keul Assistant Secretary

State of Illinois SS
County of Cook
Will

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the **MARQUETTE NATIONAL BANK**, Grantor, 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 and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their 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 3rd day of December 1998

AFTER RECORDING, PLEASE MAIL TO:
EILEEN LALLY
ONE EAST WACKER DR.
SUITE 2920
CHICAGO, IL 60601

OFFICIAL SEAL
NANCY R LIKER Notary Public
THIS INSTRUMENT WAS PREPARED BY
Joyce A. Madsen
MARQUETTE NATIONAL BANK
1155 SOUTH PULASKI ROAD
CHICAGO, IL 60629
MY COMMISSION EXPIRES: 10/08/05

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Property of Cook County Clerk's Office

COOK COUNTY NO. 016
2 5 4 1 7 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10585 DEC-9'98 DEPT. OF REVENUE 285.00

1 5 2 4 7 1
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC-9'98 P.B. 11424 142.50

★ ★ 0 7 2 4 3 8
★ ★ CITY OF CHICAGO
★ ★ REAL ESTATE TRANSACTION TAX
★ ★ DEPT. OF REVENUE DEC-9'98 P.B. 11187 999.00
★ ★

★ ★ 0 7 2 4 5 9
★ ★ CITY OF CHICAGO
★ ★ REAL ESTATE TRANSACTION TAX
★ ★ DEPT. OF REVENUE DEC-9'98 P.B. 11187 999.00
★ ★

★ ★ 0 7 2 5 0 0
★ ★ CITY OF CHICAGO
★ ★ REAL ESTATE TRANSACTION TAX
★ ★ DEPT. OF REVENUE DEC-9'98 P.B. 11187 139.50
★ ★

BOX 333-CTI

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STREET ADDRESS: 4048 N. CLARK ST., UNIT H
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-17-315-011-0000

LEGAL DESCRIPTION:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS

PARCEL 1: THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF THE 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG SAID WESTERLY LINE OF NORTH CLARK STREET 0.80 FEET, THENCE 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 27.29 FEET TO THE POINT TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES, 45 MINUTES, 32 SECONDS EAST 20.93 FEET; THENCE SOUTH 00 DEGREES, 16 MINUTES, 00 SECONDS EAST, 11.46 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 57 SECONDS EAST 0.37 FEET; THENCE SOUTH 00 DEGREES, 44 MINUTES, 32 SECONDS EAST, A DISTANCE OF 8.95 FEET; THENCE SOUTH 89 DEGREES, 44 MINUTES, 19 SECONDS WEST, 21.09 FEET; THENCE NORTH 00 DEGREES, 16 MINUTES, 00 SECONDS WEST, 11.46 FEET; THENCE NORTH 23 DEGREES, 45 MINUTES, 32 SECONDS WEST, 20.90 FEET; THENCE NORTH 66 DEGREES, 14 MINUTES, 28 SECONDS 22.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WITH AN EASEMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM)

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS ON, OVER AND ACROSS THE PROPERTY KNOWN AS "COMMON AREA" AND "COMMON FACILITIES" AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR GRACELAND COURT TOWNHOMES RECORDED ~ AS DOCUMENT ~.

PCL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR EMERGENCY ACCESS AND EGRESS ON, OVER AND ACROSS THE ROOFS, DECKS, BALCONIES AND EXIT STAIRWAYS ON ADJACENT PARCELS IN THE EVENT OF IMMINENT THREAT TO PERSONAL SAFETY, AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR GRACELAND COURT TOWNHOMES RECORDED ~ AS DOCUMENT ~.

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