

# UNOFFICIAL COPY



## TRUSTEE'S DEED

THIS INDENTURE, Made this **October 14, 2008**, between ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as **Trust No. 12238**, party of the first part, and **Frank DeFilippis**

Doc#: 0830455057 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/30/2008 12:23 PM Pg: 1 of 4

of **1930 Wildwood Lane, Hanover Park IL 60133** party(ies) of the second part,

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 unto said party(ies) of the second part, the following described real estate, situated in **Cook County, Illinois**, to-wit:

PIN # 17-22-101-038-1010 and 17-22-101-038-1044

PROPERTY ADDRESS: 1243 South Wabash, Unit 403 and Parking Space 22, Chicago IL 60605

LEGAL:

SEE ATTACHED LEGAL DESCRIPTION

\*\*\*\*\*DUPLICATE DEED ORIGINAL LOST\*\*\*\*\*

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1-1  
SECTION 10-3 REAL ESTATE TRANSFER TAX ACT

*Frank DeFilippis* 10/14/08  
BUYER, SELLER OR REPRESENTATIVE

ACQT# 2008100084

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. 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 conveying the above described premises (if any there be) of record in said county given 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 hereto 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.

ITASCA BANK & TRUST CO.  
As Trustee as aforesaid.

By *John C. Hill* 10/14/08  
Trust Officer

Attest *Janine M. Diabata*  
Assistant Secretary

4

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STATE OF ILLINOIS

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid ( )-Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ( )-Trust Officer and Assistant Secretary respectively, appeared before me 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 Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of October, 2008.

*Agneszka Kafyta*  
\_\_\_\_\_  
Notary Public

This document prepared by:  
Jack Mensching  
308 W. Irving Park Rd.  
Itasca, Illinois 60143



PLEASE MAIL TO:

PROPERTY ADDRESS  
1243 South Wabash, Unit 403  
Parking Space #22  
Chicago IL 60605

MAIL SUBSEQUENT BILLS TO:  
Frank DeFilippis  
1930 Wildwood Lane  
Hanover Park IL 60133

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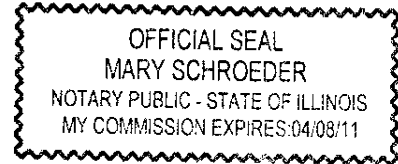
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/17, 2008

Signature: X [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Frank De Jellipis  
This 17 day of Oct, 2008  
Notary Public Mary Schroeder

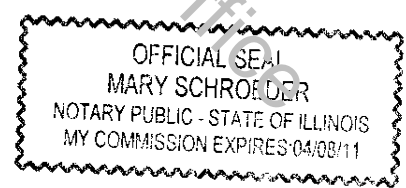


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/17, 2008

Signature: X [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Frank De Jellipis  
This 17 day of Oct, 2008  
Notary Public Mary Schroeder



**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

Unit number 403 & PS-22 in the Wabash Flats Condominium as delineated on a survey of the following described real estate: That part of Lots 8, 9 and 10 in Seaman's Subdivision of Block 5 of the assessors of the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning on the East line of Wabash Avenue in the City of Chicago at a point distance 440 feet 11½ inches South of North line of the Northwest fractional quarter of Section 22 aforesaid; then East in a direct line to a point in the West line of an 18 feet alley in the rear of said Lots 440 feet and 6 inches South of the North line of said 1/4 Section; thence South along the West line of said alley, 47 feet 4 inches; thence West in a direct line to a point on the East line of Wabash Avenue aforesaid, distance 488 feet 2 inches South of the North line of said 1/2 Section and thence North along the East line of Wabash Avenue aforesaid 47 feet 2 1/2 inches to the point of beginning, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 99939787 together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Property of Cook County Clerk's Office