

2079546
MERCURY TITLE COMPANY, LLC

UNOFFICIAL COPY



Trustee's Deed



08351262100

Doc#: 0835126210 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2008 02:53 PM Pg: 1 of 3

MAIL TO:

RYAN D HOWSER
1020 W ROSCOE
UNIT 2W
CHICAGO IL 60657

This indenture made this 11th day of December, of 2008, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, 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 5th day of April, 2006, and known as Trust Number 19398, party of the first part and Ryan D. Howser whose address is 243 E. Burlington , #1, Riverside, IL. 60546 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 14-20-412-028-0000

Commonly known as: 1020 W. Roscoe, Unit 2W, Chicago, IL. 60657

Subject to: Covenants, conditions and restrictions of record, public and utility easements, general taxes for the year 2008 and subsequent years.

together with the tenements and appurtenances thereunto belonging.

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

This deed is executed pursuant to and in the exercise of 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 given to secure the payment of money, and remaining unreleased at the date of 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 AVP and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, ATO

By: Patricia Ralphson
Patricia Ralphson, AVP

M.G.R. TITLE



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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 Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 11th day of December, 20 08.

STATE TAX

STATE OF ILLINOIS

DEC. 16.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038167

REAL ESTATE TRANSFER TAX
0031500
FP 103037

NOTARY PUBLIC

Susan J. Zelnick

COUNTY TAX

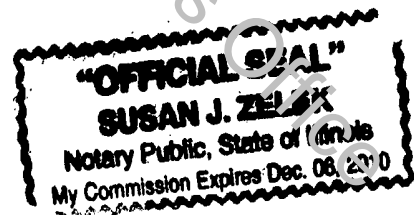
COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 16.08

REVENUE STAMP

0000050442

REAL ESTATE TRANSFER TAX
0015750
FP 103042



City of Chicago
Dept. of Revenue
569294
12/16/2008 10:46 Batch 07288 56

Real Estate
Transfer Stamp
\$3,307.50

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457

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PARCEL 1:

UNIT 2W IN ROSCOE TREES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 14 (EXCEPT THAT PART THEREOF CONDEMNED FOR NORTHWESTERN ELEVATED RAILROAD COMPANY) AND LOT 15 (EXCEPT THAT PART THEREOF CONVEYED TO CLARENCE BUCKINGHAM BY DEED RECORDED AS DOCUMENT 3819992) IN BLOCK 2 IN GEORGE CLEVELANDS SUBDIVISION OF LOT 3 OF ACCESSORS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0834045074, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0834045074.

PIN #: 14-20-412-028-0000 (affects underlying property)

Commonly known as: 1020 WEST ROSCOE STREET, UNIT 2W
CHICAGO, Illinois 60657

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED TO 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.