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The above space for recorder's use only

THIS INDENTURE, made this 27TH day of OCTOBER, 1999, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally 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 25TH day of MAY, 1999, known as Trust Number 10-2302, party of the first part, and CAROL TOBLER, AN UNMARRIED WOMAN, 2613 WEST WINONA of CHICAGO, ILLINOIS 60625 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:  
SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. 10-10-201-016-0000 together with the tenements and appurtenances thereto 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 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, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

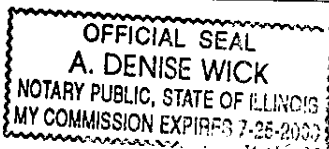
By: [Signature] Trust Officer ATTEST Carl R. Rath Asst. Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.

I, A. DENISE WICK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROBERT G. HERSHENHORN, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and CARL R. RATH, Assistant Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and Assistant Trust 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27TH day of OCTOBER, 1999.

UNITS 2A & P-1  
4709 NORTH VIRGINIA  
CHICAGO, ILLINOIS 60625  
For information only insert street  
address of above described property



A. Denise Wick  
Notary Public

This space for affixing Riders and revenue Stamps

Document Number



# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 13-13-201-016-0000)

UNITS 2A AND P-4 IN THE VIRGINIA GARDENS CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 20 IN BLOCK 26 IN RAVENSWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), IN COOK COUNTY, ILLINOIS. \*


THE DEED TO THE SUBJECT UNIT MUST CONTAIN A STATEMENT TO RECITING THAT THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL, OR DID NOT HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.


THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.


THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

\*WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 10-27-99 AS DOCUMENT NUMBER 09009102 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MAIL TO: CAROL TOBLER  
44709 N. VIRGINIA, #2A  
CHICAGO, IL 60625

STATE OF ILLINOIS	
STATE TAX	NOV.-2.99
	
REAL ESTATE TRANSFER TAX	
	0013850
#	FP326703

CITY OF CHICAGO	
CITY TAX	NOV.-2.99
	
REAL ESTATE TRANSACTION TAX	
	0103875
#	FP326675

COOK COUNTY	
COUNTY TAX	NOV.-2.99
	
REAL ESTATE TRANSACTION TAX	
	0006925
#	FP326657

SEE THE REVERSE SIDE HEREON WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS  
300 East Northwest Highway, Palatine, Illinois 60067

09030002