



Trustee's Deed

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09188410160

Doc#: 0918841016 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2009 10:29 AM Pg: 1 of 3

MAIL TO:

Donald Hayden, atty  
1051 W. Belmont Ave  
Chicago, IL 60657

MGR

This indenture made this 29th day of June, of 2009, 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 John Borovicka and Nicole Borovicka, husband and wife, not as joint tenants or as tenants in common, but as Tenants by the Entirety whose address is 1144 W. Newport, Chicago, IL. 60657 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: 1020-22 W. Roscoe, Unit 1W, 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 & TO and attested by its TOO the day and year first above written.

STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

Attest:

Donna Unruh

Donna Unruh, TOO

By:

Patricia Ralphson

Patricia Ralphson, AVP & TO



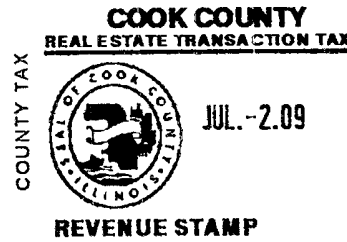
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City of Chicago  
Dept. of Revenue  
582544  
07/02/2009 11:18 Batch 02239 5



Real Estate  
Transfer Stamp  
\$5,670.00

STATE OF Illinois COUNTY OF Cook}



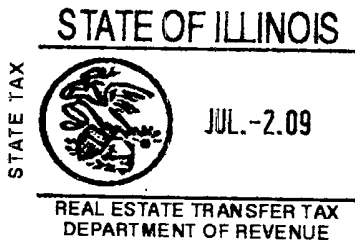
# 0000056391	<b>REAL ESTATE TRANSFER TAX</b>
	0027000
	FP 103042

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 Unruh of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and TOO, 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 TOO 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.

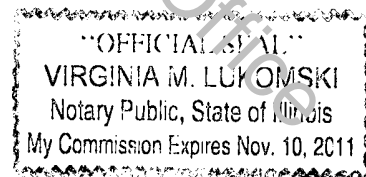
Given under my hand and Notarial Seal this 29th day of June, 20 09.

NOTARY PUBLIC

*Virginia M. Lukomski*



# 0000044104	<b>REAL ESTATE TRANSFER TAX</b>
	0054000
	FP 103037



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

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## EXHIBIT "A"

### PARCEL 1:

UNIT 1W 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 CLARANCE BUCKINGHAM BY DEED RECORDED AS DOCUMENT 3819992) IN BLOCK 2 IN GEORGE CLEVELANDS SUBDIVISION OF LOT 3 OF ASSESSORS SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ 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 THE USE OF PARKING SPACE P-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0834045074.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.