

an affiliate of Marshall & Ilsley Corporation

0934141044 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/07/2009 10:42 AM Pg: 1 of 3

Trustee's Deed

This Indenture, made this 20th day of November, 2009 between North Star Trust Company, an Illinois Corporation, successor trustee Lakeside Bank, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 8th day

of September, 2004 and known as Trust Number 10-2741 party of the first part, and Yin Ho Chau party of * TRUST DATED NOVEMBER 20, 2009

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 and Quit Claim unto said party of the second part, the following describer real estate, situated in Cook County, Illinois, to wit:

"Legal Description attached hereto and made a part hexeof"

City of Chicago Dept. of Revenue 594602

Real Estate Transfer Stamp \$2,840.25

P.I.N. 17-28-212-002-0000 and 17-28-212-003-0000

11/20/2009 14:42 Batch 007

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to 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.

In Witness Whereof, said part 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 Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY

As Trusteel as aforesaid,

By:

rust Officer

Attest

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STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Maritza Castillo, Trust Officer and Laurel Thorpe, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal the 20th day of November, 2009.

OFFICIAL SEAL ANDREW H DOBZYN **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:02/18/11

COUR COUNTY

DEC.-1.09



MAIL TO:

Philip Chow 2323 S. Wentworth Avenue Chicago, Illinois 60616

COUNTY TAX

Address of Property 309-315 W. 23rd Street, Unit 502 Chicago, Illinois 60616

THIS INSTRUMENT PREPARED BY:

Maritza Castillo North Star Trust Company 500 W. Madison St., Suite 3150 Chicago, Illinois 60661

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LEGAL

UNIT(S) 502 AND P-32 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN 309-315 WEST. 23RD STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 13 (EXCEPT THE WEST 6.5 FEET THEREOF) AND ALL OF LOTS 14, 15, 16 AND 17 IN BLOCK 4 IN ARCHER'S ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE LIFCLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0931444064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THERE WAS NO TENANTS AS THIS IS NEW CONSTRUCTION.

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, AFORESAID, AND GRANTOR RESERVES TO DESCRIBED THE 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 HEPEIN.

P.I.N(S): 17-28-212-002-0000 and 17-28-212-003-0000

Commonly known as: 309-315 W. 23rd Street, Unit 502 Chicago, Illinois 60616