

# ALBANK UNOFFICIAL COPY



## TRUSTEE'S DEED

After Recording Mail To:

DAVID CHAIKEN  
11 W WASHINGTON #823  
CHICAGO, IL 60602

Doc#: 1022329022 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2010 01:01 PM Pg: 1 of 4

Name and Address of Taxpayer:

Cornelia Court Townhome  
3001 W CORNELIA BOX 1  
CHICAGO, IL 60618

THIS INDENTURE, made this July 26, 2010 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 March 7, 2005, and known as Trust Number 11-6031, Party of the First Part, and, Cornelia Court Townhome Association, an Illinois Not for Profit Corporation, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

See attached legal description, exhibit "A"

Property Address: 2957 W. Cornelia, Chicago, Illinois 60618  
PIN # part of 13-24-305-056-0000

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 TO; Real estate taxes not yet due and payable; The Declaration of Party Wall Agreement for the Cornelia Court Townhomes including all amendments, exhibits and by-laws, thereto; Public and utility easements, whether recorded or unrecorded; Covenants, conditions, restrictions, easements permits and agreements of record.

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 Vice President, the day and year first above written.



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Legal Description

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3<sup>RD</sup> SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5), THENCE SOUTH 89° 57' 23" EAST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 44.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 57' 23" EAST ALONG SAID SOUTH LINE 31.02 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 51.50 FEET; THENCE NORTH 00° 02' 37" EAST 54.00 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, THENCE SOUTH 89° 57' 23" EAST ALONG SAID SOUTH LINE 6.00 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 136.50 FEET; THENCE SOUTH 00° 02' 37" WEST 19.00 FEET; THENCE NORTH 89° 57' 23" WEST 135.00 FEET; THENCE SOUTH 00° 02' 37" WEST 54.00 FEET; THENCE SOUTH 89° 57' 23" EAST 137.00 FEET; THENCE SOUTH 00° 02' 37" WEST 8.00 FEET; THENCE NORTH 89° 57' 23" WEST 141.18 FEET; THENCE NORTH 00° 43' 57" WEST 62.00 FEET; THENCE SOUTH 89° 16' 03" WEST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 64.50 FEET; THENCE NORTH 89° 16' 03" EAST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 6.00 FEET; THENCE SOUTH 89° 16' 03" WEST 55.21 FEET; THENCE SOUTH 00° 43' 57" EAST 9.50 FEET; THENCE SOUTH 89° 16' 03" WEST 72.99 FEET TO THE EAST LINE OF SAID NORTH WHIPPLE STREET; THENCE NORTH 00° 43' 57" WEST ALONG SAID EAST LINE 6.00 FEET; THENCE NORTH 89° 16' 03" EAST 54.19 FEET; THENCE NORTH 00° 43' 57" WEST 136.05 FEET; THENCE NORTH 89° 57' 23" WEST 10.00 FEET; THENCE NORTH 00° 43' 57" WEST 11.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 9,207 SQ. FT. OR 0.21 ACRES MORE OR LESS

Pin: Part of 13-24-305-056-0000

Address: 2957 W. Cornelia, Chicago, IL 60618

Further Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee

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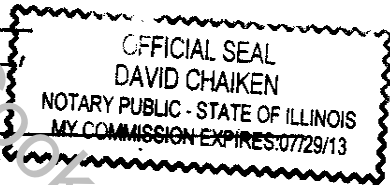
## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The grantor or his agent affirms that, to the best of his knowledge, 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 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 7/29, 2011

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Terry Farmer this 29 day of July 192011.  
Notary Public [Signature]

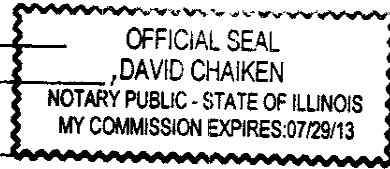


The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/29, 2011

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Terry Farmer this 29 day of July 192011.  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)