

# UNOFFICIAL COPY



## TRUSTEE'S DEED

5300642-INTIC

Doc#: 1229041042 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2012 02:45 PM Pg: 1 of 3

This indenture made the 20th day of August, 2012, between CHICAGO TITLE LAND TRUST COMPANY, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust agreement dated 15th day of August, 1995, and known as Trust Number 1101061, party of first part and Cheryl Albinza, a single person, party of the second part.

\* Beata A. Zak, a single person, as Joint tenants.  
Address of Grantee:  
6239 N. Clark  
Chicago, Illinois 60660

Reserved for Recorder's Office

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said party of the second part, in the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Property Tax Number: 13-02-300-~~802-0002~~ <sup>009-1011</sup>

Property Address: 3950 W. Bryn Mawr, Unit 301, Parking Space 970, Chicago, Illinois 60659  
<sup>AVE.,</sup>

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 the second part.

This deed is executed pursuant to and in the exercise of the 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 the 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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

By:   
Mario V. Gotanco, Assistant Vice President

FIDELITY NATIONAL TITLE \_\_\_\_\_

BOX 15

SC INT

# UNOFFICIAL COPY

State of Illinois )

SS.

County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mario V. Gotanco, Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 20<sup>th</sup> day of August, 2012.

*Lidia Mafinca*  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by:  
**Chicago Title Land Trust Company**  
171 North Clark Street, Suite 575  
Chicago, Illinois 60601

**MAIL DEED TO:**

NAME: Jonathan Groll

ADDRESS: 830 North Blvd.  
Suite A

CITY, STATE, ZIP CODE: Oak Park, IL 60301

**MAIL TAX BILLS TO:**

NAME: Cheryl E. Albinak

ADDRESS: 3950 W. Bryn Mawr, Unit 301

CITY, STATE, ZIP CODE: Chicago, IL 60659

53006242-001  
FNTRC

REAL ESTATE TRANSFER	08/24/2012
COOK	\$69.75
ILLINOIS:	\$139.50
<b>TOTAL:</b>	<b>\$209.25</b>

13-02-300-009-1011 | 20120801604213 | YZYC3V

REAL ESTATE TRANSFER	08/24/2012
CHICAGO:	\$1,046.25
CTA:	\$418.50
<b>TOTAL:</b>	<b>\$1,464.75</b>

13-02-300-009-1011 | 20120801604213 | LOUC5QY

**UNOFFICIAL COPY****EXHIBIT "A"  
LEGAL DESCRIPTION****PARCEL 1:**

Unit **301** in Conservancy at North Park Condominium IV as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, (Except that part of the land dedicated for public roadway by Document 26700736) Described as follows: Commencing at the Northwest corner of said tract; Thence East on the North line of said tract a distance of 131.91 feet; Thence South 70.50 Feet to the point of beginning Thence continuing South on the last described line 204 Feet, Thence East 89.0 Feet, Thence North 78.0 feet, thence East 10 feet, Thence North 48 Feet, Thence West 10 Feet, Thence North 78.0 Feet, Thence West 89 Feet to the point of beginning in Cook County, Illinois.

which survey is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

**PARCEL 2:**

The exclusive right to the use of Parking Space **301** and Storage Space **301** Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

**PARCEL 3:**

Grantor also hereby grants to Grantees, their heirs and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as Document 95171295 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

P.I.N. 13-02-300-002-8002

Property Address: 3950 W. Bryn Mawr, Unit 301, Parking Space 301, Chicago, IL. 60659