

ALBANK

TRUSTEE'S DEED
700353 AC RR

After Recording Mail To:

Robert Latta, Esq.
118 N. Ashland
Chicago, IL 60610



Doc#: 1415313052 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2014 03:07 PM Pg: 1 of 6

Doc#: 0631849237 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2006 02:57 PM Pg: 1 of 5

Name and Address of Taxpayer:

James Lochner
2714 N. Ashland, Unit 3
Chicago, IL 60614

1073
6708920
FREEDOM TITLE CORP.

THIS INDENTURE, made this October 24, 2006 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 February 21, 2006, and known as Trust Number 11-6102, Party of the First Part, and, James Lochner, 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 as exhibit "A"

Property Address: 2714 N. Ashland, Unit 3, Chicago, IL 60614
PIN # 14-30-405-048

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: see legal description.

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.

Note: Re-record to include a complete legal description

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

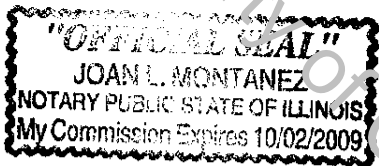
City of Chicago
Dept. of Revenue
476030
11/02/2006 14:27 Batch 10256 28



Real Estate
Transfer Stamp
\$3,075.00

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this October 24, 2006



Joan L. Montanez
Notary Public

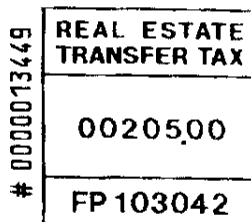
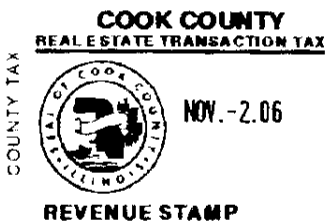
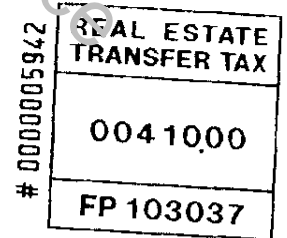
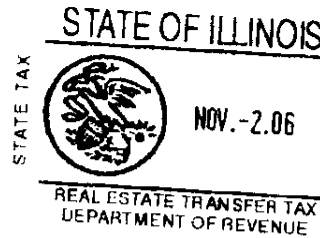
Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**



UNOFFICIAL COPY*ALSO Described as* - see attached legal*

PLANE HAVING AN ELEVATION OF 24.25 FEET AND DESCRIBED AS FOLLOWS:

WEST 43.98 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 2.36 FEET; THENCE EAST 20.38 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.40 FEET; THENCE SOUTH 0.85; THENCE EAST 12.45 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.33 FEET; THENCE SOUTH 0.85 FEET; THENCE EAST 11.42 FEET; THENCE NORTH 0.85 TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 4 (PART OF CEILING UNDER THE NORTH STAIRWAY LEADING TO SECOND FLOOR)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 57.88 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 15.25 FEET; THENCE SOUTH 6.67 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35; THENCE WEST 6.66 FEET; THENCE SOUTH 0.40 FEET; THENCE WEST 1.15 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 7.81 FEET; THENCE NORTH 3.40 FEET TO THE PLANE HAVING AN ELEVATION 22.00; THENCE NORTH 7.04 FEET; THENCE EAST 3.30 FEET; THENCE EAST 5.80 FEET DESCENDING TO ELEVATION 16.90; THENCE EAST 5.80 FEET; THENCE EAST 4.10 FEET DESCENDING TO ELEVATION 13.12; THENCE SOUTH 3.50 FEET; THENCE WEST 4.10 ASCENDING TO ELEVATION 16.90; THENCE WEST 5.80; THENCE WEST 5.80 ASCENDING TO ELEVATION 22.00; THENCE SOUTH 3.54 FEET; THENCE WEST 3.30 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35.

ALL IN P. F. HAYNE'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0629815100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629815100

Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Reciprocal Easement Agreement;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;

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- 6 Applicable zoning and building laws, ordinances and restrictions;
- 7 Roads and highways, if any;
- 8 Provisions of the Condominium Property Act of Illinois;
- 9 Installments due after the date of closing of assessments established pursuant to the Declaration;
10. Grantee's mortgage, and
- 11 acts done or suffered by the Grantee

There are no Tenants in the Unit with the right of first refusal.

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 itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

COMMONLY KNOWN AS: 2714 N. ASHLAND AVE., CHICAGO, ILLINOIS 60614
PIN # 14-30-405-048-0000

Property of Cook County Clerk's Office



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Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0631849237

MAY 30 14

 
RECORDED IN COOK COUNTY

UNOFFICIAL COPY

** attached legal*

PARCEL 1: UNIT 3 IN THE 2714 NORTH ASHLAND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0629815100 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0629815100.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT FOR 2714 N. ASHLAND, CHICAGO, ILLINOIS RECORDED AS DOCUMENT NO. 0629815099.

Property of Cook County Clerk's Office