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1426835099

Doc#: 1426835099 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 01:48 PM Pg: 1 of 4

MAIL TO: Robert A. Schuman
555 Skokie Blvd
Suite 500
Northbrook, IL 60062

PROPERTY NATIONAL TITLE 5395543

This indenture made this 30th day of July, of 2014, 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 30th day of October, 2009, and known as Trust Number 20692, party of the first part and Thomas J. Campbell and Kelly A. Campbell, not as joint tenants or as tenants in common but as Tenants by the Entirety whose address is 832 W. Oakdale Ave., 3G, 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: 14-20-423-010-0000
Commonly known as: 3233 N. Seminary, Unit 3, Chicago, IL. 60657
Subject to: See Attached

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 AVP the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest:

Jay Faler, AVP

By:

Patricia Ralphson, AVP & TO

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STATE OF Illinois COUNTY OF Cook }

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 Jay Faler 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 AVP, 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 AVP did also then and there acknowledge that he as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as his 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 12th day of August, 20 14.

REAL ESTATE TRANSFER TAX 22-Aug-2014



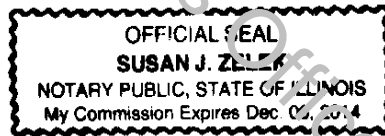
COUNTY:	235.00
ILLINOIS:	470.00
TOTAL:	705.00

14-20-423-010-0000 | 20140801619349 | 0-424-540-288

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NOTARY PUBLIC

Susan J. Zelen



REAL ESTATE TRANSFER TAX 22-Aug-2014



CHICAGO:	3,525.00
CTA:	1,410.00
TOTAL:	4,935.00

14-20-423-010-0000 | 20140801619349 | 1-019-869-312

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

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LEGAL DESCRIPTION:

PARCEL ONE: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3233 N. SEMINARY CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JULY 25, 2014, AS DOCUMENT NO. 1420629033 AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: RIGHT TO THE EXCLUSIVE USE FOR PARKING PURPOSE IN AND TO THE NORTH PARKING SPACE AS A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED HERETO, IN COOK COUNTY, ILLINOIS.

PARCEL THREE: RIGHT TO THE EXCLUSIVE USE OF THE WOOD DECK FOR UNIT 3 AS A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL FOUR: RIGHT TO THE EXCLUSIVE USE OF THE STORAGE SPACE FOR UNIT 3 AS A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL FIVE: RIGHT TO THE EXCLUSIVE USE OF THE ROOF ABOVE UNIT 3 AS A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

(i) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (ii) special taxes or assessments for improvements not yet completed; (iii) minor encroachments, covenants, restrictions, agreements, conditions and building lines of record and party wall rights or violations thereof which will not result in a forfeiture; (iv) the Act; (v) the Plat; (vi) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (vii) applicable zoning and building laws and ordinances; (viii) easements, roads and highways, if any; (ix) unrecorded public utility easements, if any; (x) Purchaser's mortgage, if any; (xi) plats of dedication and plats of subdivision and covenants thereon; (xii) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (xiii) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser.

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The Tenant of Unit 3 has waived or has failed to exercise 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.

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.

Property of Cook County Clerk's Office