

UNOFFICIAL COPY

CITYWIDE
TITLE CORPORATION
350 W. JACKSON BLVD., SUITE 320
CHICAGO, IL 60607

Doc#: 1602957121 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2016 10:20 AM Pg: 1 of 2

Dec ID 20160101662054
ST/CO Stamp 0-115-106-368 ST Tax \$206.50 CO Tax \$103.25
City Stamp 0-887-909-440 City Tax: \$2,168.25

710638

TRUSTEE'S DEED - TENANTS BY THE ENTIRETY

This indenture made this 21st day of
January, 2016 between
MARQUETTE BANK, an Illinois Banking
Association, 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 18th day of March,
2007, and known as Trust Number 18301, of
the first part, and

~~JOHN M. DUNCAN AND RANDY J. DUNCAN, HUSBAND AND WIFE~~

Whose address is 11079 South Bell Avenue, Chicago, Illinois 60643, NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BUT AS TENANTS BY THE ENTIRETY parties 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 consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-21-414-011-1164

Address of Property: 1935 S. Archer Avenue, Unit 518, Chicago, Illinois 60616

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 of said party of the second part. This Deed is executed pursuant to and in the exercise of the power and authority granted 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 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 affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

MARQUETTE BANK, AS TRUSTEE AFORESAID

By: Joyce A. Madsen
Trust Officer
Attest: Cheryl Howard
Assistant Secretary

State of Illinois
SS
Cook of Cook
COUNTY

I, the undersigned, a Notary Public, in and for the County of and State, do hereby certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, 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 and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notary Seal the 21st day of January, 2016.
Irish Sifuentes
Notary Public

Future Tax Bills To:
AFTER RECORDING, PLEASE MAIL TO:
John Duncan
11079 S. Bell Ave.
Chicago, IL 60643



THIS INSTRUMENT WAS PREPARED BY:
Joyce A. Madsen, Trust Officer, Marquette Bank
9533 West 143rd Street
Orland Park, Illinois 60462

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LEGAL DESCRIPTION:

UNIT NUMBER 518 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

THERE WAS NO TENANT IN THE UNIT.

Permanent Index Nos: 17-21-414-011-1164

Property Address: 1935 S. Archer Avenue, Unit 518, Chicago, Illinois 60616