

UNOFFICIAL COPY



TRUSTEE'S DEED

87551105

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 16th day of September, 1987, between CHICAGO TITLE 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 company in pursuance of a trust agreement dated the 1st day of July, 1986, and known as Trust Number 1088564, party of the first part, and Sung Ju Park & Ki Sun Park, his wife & Won D. Park, a bachelor 6285 Northwest Highway Chicago, Illinois, not as tenants in common, but as joint tenants, parties 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 considerations in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION
Unit 2645

DEPT-01 RECORDING
189444 TRAN 2693 1987
4318 # D * - 257
COOK COUNTY RECORDER

87551105

SEAL TAX
\$13.25
51250
Cook County
TRANSACTION TAX

287 82555115

CITY OF CHICAGO
DEPARTMENT OF RECORDS & CLERK'S OFFICE
51250

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and its Assistant Vice President and Assistant Secretary, the first and second named persons herein, to be signed to and attested to this instrument as said Assistant Vice President and Assistant Secretary, the first and second named persons herein.

CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid.

By *Marcia Sanders* Assistant Vice President

Attest *Kimberly G. Gureck* Assistant Secretary



STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged 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 Assistant Secretary then and there acknowledged that said Assistant Secretary's execution of the corporate seal of said Company caused the corporate seal of said Company to be affixed to the instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Lynda S. B...
Notary Public, State of Illinois
My Commission Expires...

Given under my hand and Notarial Seal this 16th day of September, 1987
Lynda S. B...
Notary Public

DELIVERY INSTRUCTIONS
NAME [] *Joy H. Kim*
STREET *3254 W. Lawrence, 5202*
CITY [] *Chicago, IL 60625*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 2645
2645 W. Lunt
Chicago, IL

13.00 MAIL

THIS INSTRUMENT WAS PREPARED BY
Thomas V. Szymczyk
111 West Washington Street
Chicago, Illinois 60602

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Property of Cook County Clerk's Office

87551105

MAIL

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37551105

EXHIBIT "A"

LUNT CONDOMINIUM

"Unit No. 2645 in THE LUNT CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 18 and 19 and the East 5 feet of Lot 20 in Block 12 in National City Realty Company's Second Addition to Rogers Park Manor a Subdivision of the East 1/2 of the South West 1/4 of the North East 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, lying North and South of Indian Boundary Line in Cook County, Illinois**

Permanent I.D. No. 10-36-216-004 and 10-36-216-005
Address of Property: 2643-2647 W. Lunt, Chicago, Il.

with survey attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97513625 together with its undivided percentage interest in the common elements."

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, and party of the first part 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, restrictions, conditions, covenants, and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants and assigns to Sung Ju Park and Ki Sun Park, his wife, and Won Duk Park, a bachelor their successors and assigns, parking space Nos. C & D as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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EXHIBIT "B"

LUNT CONDOMINIUM

SUBJECT TO

- (a) General real estate taxes for 1967 and subsequent years;
- (b) Restrictions contained in Deed from Albert D. Birdsall and Eugenia B. Birdsall, his wife, to William E. Smith dated May 17, 1916 and recorded May 24, 1916 as Document 5874861 conveying Lot 18; Deed from Albert and Wife to A. M. Leonard and Wife, dated March 8, 1915 and recorded March 29, 1915 as Document 5602091 and re-recorded as Document 7724928 conveying Lot 20 and Deed from Albert D. Birdsall and his Wife, to L. E. Ward dated January 15, 1915 and recorded February 17, 1915 as Document 5578464 conveying Lot 19 relating to cost of Building to be erected on the land;
- (c) Possible encroachment of Building on adjoining land over the West Line of Lot 19;
- (d) Rights of public utilities to enter and service the Property;
- (e) Applicable zoning and building laws or ordinances;
- (f) Acts done or suffered by Buyer;
- (g) Condominium Property Act of Illinois;
- (h) The Declaration of Condominium Ownership.
- (i) Adverse encroachment of the fence belonging to the land west and adjoining, over and upon the subject land a distance of 0.29 feet, more or less.
- (j) Encroachment of concrete located mainly on the subject condominium property over and onto land south and adjoining a distance of 0.625 feet, more or less.

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