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TRUSTEE'S DEED

CITY OF CHICAGO
STATUTES AND ORDINANCES

87579743

DEPT. OF REVENUE OCT-87 480.00
THE ABOVE SPACE FOR RECORDER'S USE ONLY

511436487AC
S14368 unity

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 Jeffry Salyer, a bachelor & Michael Scott Santo, a bachelor 2645 W. Lunt Chicago, IL 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 considerations 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, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION
UNIT 2647

DEPT. OF REVENUE
1409441 REAL ESTATE TRANSFER TAX
82474 # 30 480.00
COOK COUNTY, ILLINOIS

87579743

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.

13.00 MAIL

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE

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 and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, Trustee as aforesaid,

By *Monica Sanders* Assistant Vice-President

Attest *Khondra Sweet* Assistant Secretary
87-579743



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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 to the 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, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said 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. Barrie
Notary Public, State of Illinois
My Commission Expires 4/2/90

Witnessed under my hand and Notarial Seal 9-17-87 Date
Lynda S. Barrie Notary Public

DELIVERY INSTRUCTIONS

NAME: Michael S. Matek
STREET: 100 W. LaSalle, #900
CITY: Chicago, Illinois 60602

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 2647
2647 W Lunt
Chicago, IL

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

Number 2
ESTATE TRANSACTION TAX
480.00
Cook County

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
1100 N. LAUREL ST. CHICAGO, IL 60610
TEL: (773) 304-3000 FAX: (773) 304-3001

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EXHIBIT "A"

LUNT CONDOMINIUM

"Unit No. 2647 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. K

with survey attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 87512625 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 Jeffrey Salyer, a bachelor, and Micheal Santo, a bachelor

their successors and assigns, parking space Nos. E & F
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 1987 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) Encoachment 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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