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COOK 02 01 19 616 175251

TRUSTEE'S DEED

89465018

Joint Tenancy

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX
Cook County

REAL ESTATE TRANSACTION TAX
65.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
641.25

Document Number
89465018

THIS INDENTURE, made this 20th day of September, 19 89, between COLONIAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation in pursuance of a certain Trust Agreement, dated the 29th day of September, 19 88, and known as Trust Number --1430-- party of the first part, and John J. Jaksich and Nancy R. Jaksich, his wife, as joint tenants, parties of the second part.

Address of Grantee: 1909 N. Orchard, Apt. B, Chicago, IL. 60614
WITNESSTH, that said party of the first part, in consideration of the sum of Ten and 00/100ths Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND BY THIS REFERENCE INCORPORATED HEREIN.

with the tenements and appurtenances thereunto belonging.

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

* formerly known as
COLONIAL BANK AND TRUST
COMPANY OF CHICAGO

12.00

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. The deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Trust Officers or its Assistant Secretaries and attested by its Vice President

COLONIAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid and not personally.

By Lorraine Nagle, Trust Administrator
Attest Sandra M. Wrtjak, Vice President

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 Trust Administrator, Trust Officer and Assistant Secretary of the COLONIAL BANK AND TRUST COMPANY OF CHICAGO, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Trust Administrator 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 Banking Corporation 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 Banking Corporation caused the corporate seal of said Banking Corporation 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 Banking Corporation for the uses and purposes therein set forth.

This instrument prepared by: Lorraine Nagle
Colonial Bank
and Trust Company
of Chicago
5850 W. Belmont Avenue
Chicago, Illinois 60634

Given under my hand and Notary Seal,

Date 9-20-89

"OFFICIAL SEAL"
MAUREEN L. BROCIENSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/20/92

Maureen L. Brocienksi
Notary Public

D NAME |
E STREET | Charles A. Bennett
L | DeGross & Fiske
I CITY | 200 South Michigan #1100
V | Chicago, IL 60604
E INSTRUCTIONS | OR
R |
Y RECORDER'S OFFICE BOX NUMBER | 196

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

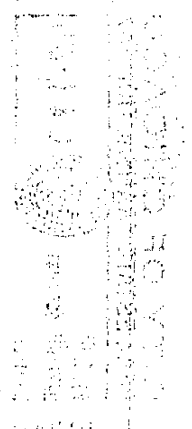


DEPT. OF REVENUE OCT 12-89
6411153

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EXHIBIT 'A'

PARCEL 1:

UNIT 2132 IN BALMORAL COURT TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 3/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 89118518, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE 2132, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89118518.

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

SUBJECT TO: General real estate taxes for 1988 and subsequent years; Building Lines and Building Restrictions; Covenants, Conditions and Restrictions of Record; Easements of Record; Party Wall Rights and Agreements; A certain declaration of Covenants, Conditions and Restrictions of Condominium Association recorded in the Cook County Recorder's office of March 17, 1989 as document number 89118518, and First Amendment to Declaration of Condominium Ownership and Easements, Restrictions and Covenants recorded in the Cook County Recorder's Office on August 28, 1989, as Document Number 89400586 providing for automatic membership in an Association formed for the purpose of promoting the health, safety and welfare of the residents on the property and in particular for the preservation and maintenance of the property relating to the use and enjoyment of the common area all as more specifically set forth therein; Installments due after the date of closing of assessments established pursuant to Declaration of Balmoral Court Townhome Condominium Association; Illinois Condominium Property Act.

Commonly known as 2132 West Balmoral, Chicago, Illinois 60625
Permanent Index Number: 14-07-102-001

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