

TRUSTEE'S DEED

1989 FEB 21 PM 2 35

89076280

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 1st day of February, 1989, 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 26th day of April, 1988, and known as Trust Number --1310-- party of the first part, and Timothy R. Schifer and Deborah A. Schifer, his wife, as joint tenants, parties of the second part.

Address of Grantee: 2 East 8th Street, Unit 1211, Chicago, Illinois 60605 WITHNESSTH, 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:

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

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

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

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

By Barbara A. Bernardini, TRUST OFFICER
Attest Debra L. Ward, ASSISTANT Trust Officer

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 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 Officer 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: B. Bernardini Colonial Bank and Trust Company of Chicago 5850 W. Belmont Avenue Chicago, Illinois 60634

Given under my hand and Notary Seal, 'OFFICIAL SEAL' LORRAINE NEGLE NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 7/25/91

Date 2-1-89 Notary Public

DELLIVER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

NAME Eugene Washington
STREET 631 W. Washington
CITY Ste 124 Chicago IL 60602
INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER BOX 333 - TH

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1811 W. Roscoe
Chicago IL 60657

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

999.00
REVENUE FEB 20 89

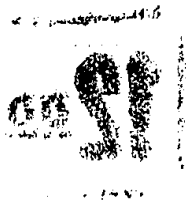
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
Cook County
Stamp Revenue FEB 20 89

114.75
REVENUE FEB 20 89

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE FEB 20 89
114.75

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EXHIBIT "A"  
Legal Description

UNIT 1811 IN THE ROSCOE VILLAGE TOWNHOME CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN GROSS PARK ADDITION TO CHICAGO, BEING  
A SUBDIVISION OF BLOCKS 39 AND 50 IN OGDEN JONES AND OTHERS  
SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT  
"A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER  
88577292 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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 on December 15, 1988, as  
document number 88577292, and restrictions 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 Roscoe Village Townhome Condominium Association;  
Illinois Condominium Property Act.

Commonly known as: 1811 West Roscoe, Chicago, Illinois 60657  
Permanent Index Nos: 14-19-420-027-0000 & 14-19-420-028-0000

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