

UNOFFICIAL COPY

1390 OCT -5 PM 1:42

90487179

90487179

TRUSTEE'S DEED

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 23rd day of September, 19 90, 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 Robert Fiacchino and Barbara Fiacchino, as joint tenants and not as tenants in common, parties of the second part

Address of Grantee: 500 DuBois, Bolingbrook, Illinois 60440

WITNESSTH, that said party of the first part, in consideration of the sum of Ten and 00/100 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN

★ 0 5 1 3 6 3	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX	★ ★ 0 5 1 3 6 4	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE OCT-5-90 PB 11153	900.00	★ DEPT. OF REVENUE OCT-5-90 PB 11153	277.50

formerly known as
★ COLONIAL BANK AND TRUST COMPANY OF CHICAGO

together with the tenements and appurtenances thereunto belonging.

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

14⁰⁰

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 annexed, 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
Barbara A. Bernardini TRUST OFFICER

Attest Lorraine Nagle
Lorraine Nagle Trust Administrator

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 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 Trust Officer 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 Trust Officer then and there acknowledged that said Assistant Trust Officer is custodian of the corporate seal of said Banking Corporation and that said corporate seal of said Banking Corporation to be affixed to said instrument as said Assistant Trust Officer'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: Colonial Bank and Trust Company of Chicago
5850 W. Belmont Avenue
Chicago, Illinois 60634

Given under my hand and Notary Seal
TAVIA RICHARDSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/13/93

Date 9-23-90

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

DELIVER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

NAME: ALONZO H. ZAHOUR
STREET: The Woodlawn Building
CITY: 101 ROYCE ROAD # 2T253
Bolingbrook, IL 60439

5408 N. HOWIE AVE
CHICAGO, IL 60625
BOX 353-60

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
157.00
78.50
Document Number
30487179

149925
12-16-31 DB
LTC-97-2
FW (1)

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

UNIT 5408 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 G-5408 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89118518 AND AS AMENDED FROM TIME TO TIME.

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 5408 NORTH HOYNE, CHICAGO, ILLINOIS 60625
Permanent Index Number: 14-07-102-001