

UNOFFICIAL COPY

TRUSTEE'S DEED

92677782

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 9th day of September, 1992, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 national banking association in pursuance of a certain Trust Agreement, dated the 25th day of January, 1991, and known as Trust Number 113361-04 party of the first part, and Victor S. Chen and Lydia L. Chen, as joint tenants,

CDOR 0. NO. 018

7811

RB 1088

DEPT. OF REVENUE

407.00

REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE

55.50

REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE

55.50

REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

92677782

, 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 quit claim 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 made a part hereof.

Subject to: the Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP-92 RB.1119.5 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP-92 RB.1119.5 999.00

1992 SEP 14 PM 12:43

92677782

AND TO HOLD the same unto and parties of the second part, for their own use and benefit, 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 thereto cradling. This 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 in these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

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

By: [Signature] VICE PRESIDENT Attest: [Signature] 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 NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association 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 National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as and the Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

This instrument prepared by:

American National Bank and Trust Company 33 NORTH LA... CHICAGO 6069

"OFFICIAL SEAL" PAMELA ANN CSIKOS Notary Public, State of Illinois My Commission Expires 5/1/96

[Signature] Pamela Ann Csikos

Date SEP 00 1992

Notary Public

DELIVERY INSTRUCTIONS NAME PHILIP CHOW STREET 2300 S. WENTWORTH CITY CHICAGO, IL 60616 OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 2116 South Archer Avenue Chicago, Illinois 60616

BOX 333

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 2 6 7 7 8 2

EXHIBIT A

LOT 41 IN CHINA TOWN SQUARE, BEING A RESUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43, 44, AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2116 South Archer Avenue, Chicago, IL 60616

Part of:

- 17-21-508-005
- 17-21-508-011
- 17-21-508-012
- 17-21-508-013
- 17-21-508-014
- 17-21-508-015
- 17-21-508-016
- 17-21-508-017
- 17-21-508-018
- 17-21-508-019
- 17-21-508-020
- 17-21-508-021
- 17-21-508-022
- 17-21-508-023
- 17-21-415-001

92677782

Property Cook County Clerk's Office

UNOFFICIAL COPY

Affidavit

3/27/2018

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 2 6 7 7 8 2

EXHIBIT B

PERMITTED EXCEPTIONS

IF ANY, (1) general real estate taxes not due and payable at the time of Closing; (2) the Declaration, Articles and By-Laws of the Association, including all amendments and exhibits thereto; (3) applicable zoning and building laws and ordinances including Planned Unit Development; (4) Purchaser's mortgage and any other acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) easements, agreements, conditions, covenants and restrictions of record, if any, including covenants limiting the rights of owners of the land to contest valuation of the real estate as described in Paragraph 24 of that certain Chinatown Square Commercial Parcel Purchase Agreement dated October 7, 1989 between Edward Chen and Lydia Chen, as joint tenants; (6) leases, licenses and easements affecting the Common Area; (7) party wall agreements; (8) the lien of additional taxes which may be assessed by reason of the construction of new or additional improvements on the Property; (9) other matters as shown in Exhibit E of that certain Chinatown Square Commercial Parcel Purchase Agreement dated October 7, 1989 between Edward Chen and Lydia Chen, as joint tenants; (10) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser.

92677782

UNOFFICIAL COPY

10/15

PROPERTY OF COOK COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 15th day of October, 2015.

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

05013105