

(The Above Space For Recorder's Use Only)

GRANTOR. First State Bank & Trust Company of Park Ridge, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 24th day of March, 1988, and known as Trust Number 1898

for and in consideration of the sum of Ten and No/100 Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto Matthew G. O'Shea

in the City of 4219 North Waukegan of Chicago
County of Cook State of Illinois 92987483

the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

UNIT 1435-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1435 WEST BELLE PLAINE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON SEPTEMBER 24, 1992, AS DOCUMENT NO. 92710645 AS AMENDED FROM TIME TO TIME IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, LIMITED COMMON ELEMENT S.L. - 5, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, 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, RESTRICTIONS AND CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREUNDER, EITHER WAIVED, FAILED TO EXERCISE, OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE SAID UNIT.

SUBJECT TO:

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD;
- (B) TERMS, PROVISIONS COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO;
- (C) PRIVATE, PUBLIC, AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, ROADS AND HIGHWAYS, IF ANY;
- (D) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (E) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (F) GENERAL TAXES NOT YET DUE AND PAYABLE;
- (G) INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; AND
- (H) ENCROACHMENTS AND OTHER TITLE DEFECTS OVER WHICH TITLE ENDORSEMENTS ARE PROVIDED INSURING PURCHASER FROM LOSS.

Address: Chicago, Illinois 60602

95 W. Algonquin Road, S.W. 180
Arlington Heights, Illinois 60005
ADDRESS OF PROPERTY: 1435-2 West Belle Plaine Avenue
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

2350

1 of 2
72-16/5

AFFIX "RIDERS" OR REVENUE STAMPS HERE

92987483

DOCUMENT NUMBER

UNOFFICIAL COPY

TRUSTEE'S DEED

INDIVIDUAL

First State Bank & Trust Company
of Park Ridge

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

DEPT-01 RECORDING
48132 : 6-12-19 67495
COOK COUNTY CLERK'S OFFICE

04/11/2019

UNOFFICIAL COPY

OR RECORDERS OFFICE BOX NO

(City, State and Zip)

Chicago, Illinois 60602
30 North LaSalle Street, Suite 3900

Chicago, Illinois
1435-2 West Belle Plaine Avenue
ADDRESS OF PROPERTY
95 W. Algonquin Road, S.W. 180
Arlington Heights, Illinois 60005
SEND SUBSEQUENT TAX BILLS TO
Toll Free Tax Service
Suite 2500, Chicago, Illinois 60602
Stephen J. Pokorny, 30 North LaSalle

MAIL TO:

DOCUMENT PREPARED BY

OFFICIAL SEAL
MELINDA GHEIDA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/9/96

My Commission Expires
Notary Public

Given under my hand and Notarial Seal this 26th day of October 1992

First State Bank & Trust Company of Park Ridge
an Illinois banking corporation, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such (Executed) (Trust Officer) 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 Illinois banking corporation for the uses and purposes therein set forth, and the said (Executed) (Trust Officer) then and there acknowledged that said (Executed) (Trust Officer) as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executed) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Executed) (Trust Officer) (Trust Officer) and (Assistant) (Assistant) (Trust Officer) of First State Bank & Trust Company of Park Ridge

ATTEST: By *[Signature]*
(Assistant) (Trust Officer)

By *[Signature]*
(Trust Officer)

First State Bank & Trust Company of Park Ridge
as Trustee, as aforesaid, and not personally.

IN WITNESS WHEREOF the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Trust Officer) and (Assistant) (Trust Officer)

TO HAVE AND TO HOLD the above described property forever unto the said party of the first part, to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deed of trust duly provided and the conditions and covenants therein contained, and of every other power and authority in respect to said property, which is hereby acknowledged and agreed to and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, covenants, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, covenants, representations, covenants, undertakings and agreements of said Trustee are hereby agreed to and accepted by the Trustee for the purpose of binding and the said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and the instrument executed and delivered by said Trustee and the said party of the first part, and the said party of the second part, shall not be asserted or enforced against said First State Bank and Trust Company of Park Ridge or any of the beneficiaries under said First Agreement, or account of the instrument or on account of any warranty, covenant, representation, covenant, condition or agreement of the said Trustee in the instrument, or implied or implied, all such personal liability, if any, being expressly waived and released.

P.I.N. 14-17-313-014

DOCUMENT NUMBER

ATTIX "RIDERS" OR REVINUI STAMPS HERE

1435-2 West Belle Plaine Avenue

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