

92054768

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 1st day of October, 1986, and known as Trust Number 1694, 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 James R. Farrell and Carlin M. Farrell, his wife of 1001 W. Belmont

in the City of Chicago County of Cook State of Illinois

not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

Property

DEPT-01 B
751111
40759
COOK

105.50
1991 10:00
1994 7:53

P.I.N. 14-08-209-007

TO HAVE AND TO HOLD the aforescribed property forever as joint tenants.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement, above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate, building lines, buildings, liquor and other restrictions of record, if any, party walls, party wall rights and party wall agreements, if any, zoning and building laws and ordinances, mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding 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 not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against First State Bank and Trust Company of Park Ridge or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

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 (Executive)(Assistant)(Vice-President) (Trust Officer) and attested by its (Executive)(Assistant)(Vice-President) (Trust Officer)

this 21 day of January, 19 92

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

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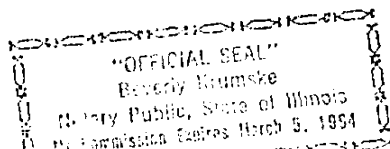
By [Signature] (Executive)(Assistant)(Vice-President) (Trust Officer)

ATTEST: By [Signature] (Executive)(Assistant)(Vice-President) (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 (Executive)(Assistant)(Vice-President) (Trust Officer) and (Executive)(Assistant)(Vice-President) (Trust Officer) of First State Bank & Trust Company of Park Ridge, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive)(Assistant)(Vice-President) (Trust Officer) and (Executive)(Assistant)(Vice-President) (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 Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive)(Assistant)(Vice-President) (Trust Officer), then and there acknowledged that said (Executive)(Assistant)(Vice-President) (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 (Executive)(Assistant)(Vice-President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of January, 19 92.



[Signature] Notary Public

My Commission Expires:

3-5-94

MAIL TO:

Louis H. Levinson, Esq.
3400 Tower Suite (Name)
33 North LaSalle Street
Chicago, Illinois 60602 (Address)
(City, State and Zip)

DOCUMENT PREPARED BY

Stephen J. Pokorny, Esq., 30 North LaSalle Suite 2500, Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO

MR. HAS. JAMES R. FARRELL (Name)
5317 N. KENNEDY UNIT 3C
CHICAGO, ILL (Address) 60640
ADDRESS OF PROPERTY
Unit No. 5317-3C, The Kenton Court
Condominium, Chicago, Illinois

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

92054768

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

2530

UNOFFICIAL COPY

TRUSTEE'S DEED

(JOINT TENANTS)

**First State Bank & Trust Company
of Park Ridge**

As Trustee under Trust Agreement:

To

Property of Cook County Clerk's Office

92054768

UNOFFICIAL COPY

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UNIT 5317-3C, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KENTON COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON DECEMBER 16, 1991, AS DOCUMENT NO. 91658630 AS AMENDED FROM TIME TO TIME IN SECTION 8, 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 6, 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.

SJP/ds16

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