

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 17th day of September, 1985, and known as Trust Number

1562, 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 Carole Irwin

of 1352 W. Webster in the City of Chicago County of Cook State of Illinois the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

P.I.N. 14-17-310-045 and 14-17-310-046

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in 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, as 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, building, 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 hereon 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 this 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 19th day of July 1993

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

By Robert G. Howald (Executive) (Assistant) (Vice-President) (Trust Officer)

ATTEST: By Thomas W. Brown V.P. (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 24th day of July, 1993.

OFFICIAL SEAL
Sharon J. Prokuski
Notary Public, State of Illinois
My Commission Expires 3/11/96

Sharon Prokuski
Notary Public
My Commission Expires:

25⁵⁰

MAIL TO:
David M. Alin
Laser, Schustok, Kalman & Frank
30 N LaSalle St, Suite 2500
Chicago, IL 60614

DOCUMENT PREPARED BY
Stephen J. Pokorny, 30 North LaSalle
Suite 2500, Chicago, Illinois 60602
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

ADDRESS OF PROPERTY:
Unit No. 1400-3, 1400 West Belle Plaine
Avenue Condominium, Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93608419

DOCUMENT NUMBER

UNOFFICIAL COPY

TRUSTEE'S DEED

INDIVIDUAL

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

As Trustee under Trust Agreement

To

93608419

DEPT-01 RECORDING 425.50
130000 TRAN 3014 08/04/93 12:00:00
9230 93-93-608419
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

93608419



UNOFFICIAL COPY

Property of Cook County Clerk's Office

ENCROACHMENT OF IMPROVEMENT OVER 25 FOOT BUILDING LINE FROM THE SOUTH LINE OF THE LAND.

- (J) ENCROACHMENT OF IMPROVEMENT OVER 25 FOOT BUILDING LINE FROM THE SOUTH LINE OF THE LAND.
- (I) ENCROACHMENT OF THE IMPROVEMENTS CONSTRUCTED ON THE PROPERTY ON WHICH THE REAL ESTATE IS LOCATED OVER AND UPON THE PROPERTY TO THE EAST BY APPROXIMATELY 0.05 FEET; AND
- (H) INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM AS AMENDED;
- (G) GENERAL TAXES NOT YET DUE AND PAYABLE;
- (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (E) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (D) ROADS AND HIGHWAYS, IF ANY;
- (C) PRIVATE, PUBLIC, AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY;
- (B) TERMS, PROVISIONS COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO;
- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD;

SUBJECT TO: 93608419

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.

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 SET FORTH AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, EASEMENT PARCEL 2, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE FOREMENTIONED DECLARATION, AND GRANTEE 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.

UNIT 1400-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1400 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 MAY 25, 1993, AS DOCUMENT NO. 93393953 IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.