

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 31st day of July, 1992, and known as Trust Number 2396, for and in consideration of the sum of TEN DOLLARS AND NO

ONE HUNDREDTHS Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto Jeanne Kayser

of 6549 North Natoma Avenue 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:

DEPT-01 RECORDING #70000 TRAM 4113 09728/93 14133100 \$23.00 *7079 * -93-776632 COOK COUNTY RECORDER

See legal description attached

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP28'93 P.O. 11425 \$ 63.00

COOK COUNTY REVENUE TAX \$ 23.00

TO HAVE AND TO HOLD the aforescribed property forever.

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, 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 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 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 22nd day of September, 1993

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

By Charles D. Stone Its (Executive) (Assistant) (Vice-President) (Trust Officer)

ATTEST: By Robert J. Rowall (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 22nd day of September, 1993

OFFICIAL SEAL Melinda Parra Notary Public, State of Illinois My Commission Expires 7-6-97

Melinda Parra Notary Public

My Commission Expires:

AFFIX "RIDERS" OR REVENUE STAMPS HERE

REAL ESTATE TAX TRANSFER TAX \$ 23.00

187-2-13

MAIL TO: H. KARM Box 657 Glenview, IL 60025

DOCUMENT PREPARED BY Tuttle, Vedral, Collins and Erickson, P.C., 701 Lee Street, St 600, Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO (Name) (Address)

ADDRESS OF PROPERTY 1227 Brown St #203 Des Plaines, IL 60018

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

OR RECORDER'S OFFICE BOX NO 393

2300

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

UNOFFICIAL COPY

UNIT 203 IN 1227 BROWN STREET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1

LOTS 17, 18, 19 AND 20 IN BLOCK 3 IN IRA BROWN'S ADDITION TO DES PLAINES IN THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FIRST STATE BANK OF PARK RIDGE, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 31, 1992, AND KNOWN AS TRUST NO. 2396 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON DECEMBER 16, 1992 AS DOCUMENT NUMBER 92950411, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G12 and G13 AND STORAGE SPACE S11

COMMONLY KNOWN AS: 1227 BROWN STREET - UNIT 203
DES PLAINES, IL 60016

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.

Office
93778632

UNOFFICIAL COPY

Property of Cook County Clerk's Office