

TRUSTEE'S DEED

UNOFFICIAL COPY

93825797

INDIVIDUAL

93-543

(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 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 Leslie Ossanna

of 605 W. Fullerton 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

UNIT 1402-1, 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, 1997, AS DOCUMENT NO. 93393953 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, 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;
(D) ROADS AND HIGHWAYS, IF ANY;
(E) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
(F) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
(G) GENERAL TAXES NOT YET DUE AND PAYABLE;
(H) INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM AS AMENDED;

- (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
(J) ENCROACHMENT OF IMPROVEMENT OVER 25 FOOT BUILDING LINE FROM THE SOUTH LINE OF THE LAND.

OR RECORDER'S OFFICE BOX NO. ADDRESS OF PROPERTY Unit No. 1402-1, 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

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DOCUMENT NUMBER

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TRUSTEE'S DEED

INDIVIDUAL

First State Bank & Trust Company
of Park Ridge

As Trustee under Trust Agreement

To

93-825797

DEPT-01 RECORDINGS \$25.50
T#9999 TRAN 1190 10/19/93 13:10:00
#2363 # *93-825797
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

93825797

UNOFFICIAL COPY

93825797

Property of Cook County Clerk's Office

DEPT-01 RECORDINGS
\$25.
1#-993 FROM 198 10/19/93 13:10:00
#2363 # *93-825797
COOK COUNTY RECORDER

TRUSTEE'S DEED

INDIVIDUAL

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

As Trustee under Trust Agreement

To

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