

74-57-904 015 5/15/93

This Indenture, Made this 1st of October 1993 between INDEPENDENT TRUST CORPORATION, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said INDEPENDENT TRUST CORPORATION, in pursuance of a trust agreement dated the 15th day of May 1986 and known as Trust Number 348 Party of the first part, and Agostino Lorenzini a never married man

of 4619 North Magnolia Unit 19-3 & P-5 Chicago, IL party of the second part. Witnesseth, that said party of the first part, in consideration of the sum of \$10.00 Dollars, and other good and valuable considerations in hand paid, done hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit: legal Description attached hereto & made a part hereof:

"Grantor Also Hereby Grants To the Grantee, Its Successors and Or Assigns, All 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 Himself, 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."

The Purchaser of The Unit Was The Tenant of The Unit Prior to The Conversion Of The Building To A Condominium.

COOK COUNTY, ILLINOIS FILED FOR RECORD

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT 14 '93 RB.11187

OCT 15 PM 2:32

93831556



825.00

COOK CO. NO. 016 20266

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 110.00

SUBJECT TO: All unpaid taxes and special assessments, if any, and any encumbrances, incumbrances and restrictions of record. P.I.N. 14-17-111-007 COMMONLY KNOWN AS: 4619-21 North Magnolia Unit 19-3 & P-5 Chicago, Illinois We have and to hold the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

DOCUMENT PREPARED BY:

INDEPENDENT TRUST CORPORATION

075332

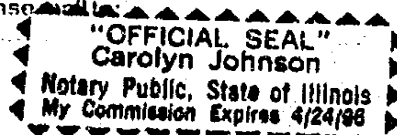
Independent Trust Corporation 120 West Madison Chicago, IL 60602

By Cheryl Jaworsky Trust Officer Attest Gary J. Irwin Trust Officer

STATE OF ILLINOIS } COUNTY OF COOK }

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Cheryl Jaworsky Trust Officer and the above named Gary J. Irwin Trust Officer of said Corporation personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and 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 Corporation for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of October 1993 Carolyn Johnson Notary Public



Mail subsequent tax bills to: AGOSTINO LORENZINI 4619 N. MAGNOLIA #3 CHICAGO, IL 60640

BOX 333

92831556 Cook County



55.00

REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SEAL OF THE STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
DIVISION OF REVENUE  
11000

RECEIVED TO THE  
STATE OF ILLINOIS  
11000

DEPARTMENT OF REVENUE  
DIVISION OF REVENUE  
11000

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
DIVISION OF REVENUE  
11000

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 19-3 AND P-5 IN THE 4619-21 NORTH MAGNOLIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 40 FEET OF LOT 53 AND THE SOUTH 20 FEET OF LOT 54 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 93792391 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; GENERAL REAL ESTATE TAXES FOR THE YEAR 1993 AND SUBSEQUENT YEARS; INSTALLMENTS OF REGULAR ASSESSMENTS DUE AFTER THE DATE OF CLOSING ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

### THE FIRST DEED TO AN INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND OR 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."

### THE FIRST DEED CONVEYING A UNIT IN A CONVERSION CONDOMINIUM MUST CONTAIN THE FOLLOWING STATEMENT:

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

### MAIL TO:

THOMAS LIPSCOMB  
134 N. CASALLU # ~~100~~ 510  
CHICAGO, IL 60602

93831556

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COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (773) 399-3000 FAX: (773) 399-3001