

TRUSTEE'S DEED
INDIVIDUAL

UNOFFICIAL COPY

(The Above Space For Recorder's Use Only)

93847178

93-937

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 11th day of December, 1992, and known as Trust Number 2471, for and in consideration of the sum of _____ Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto D.J. Reali, Jr.

of 3811 N. Lakewood, No. 2-N
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. 14-08-208-035-1014

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 20th day of September, 19 93

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

By [Signature]
its (~~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 27th day of September, 19 93

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

[Signature]
Notary Public
My Commission Expires:
3-11-96

25 50 m

MAIL TO:

Brian A. Bates, Esq.
Chapman and Cutler
111 West Monroe Street
(Address)
Chicago, Illinois 60603
(City, State and Zip)

DOCUMENT PREPARED BY
Stephen J. Pokorny, 30 N. LaSalle
Suite 2500, Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

OR RECORDER'S OFFICE BOX NO 211

ADDRESS OF PROPERTY:
Unit No. 5350-2, Balmoral-Kenmore
Condominiums, Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93847178

DOCUMENT NUMBER

TRUSTEE'S DEED

INDIVIDUAL

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

As Trustee under Trust Agreement

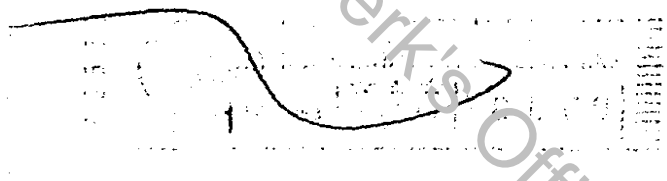
To

UNOFFICIAL COPY

Property of Cook County Clerk's Office

8477178

Cook County
 DEPARTMENT OF REVENUE
 TAX COLLECTOR
 RECEIVED
 10/21/93 12:17
 \$4658



DEPT-01 RECORDINGS
 T#99999 TRAN 1240 10/21/93 12:17
 #4658 # *93-847178
 COOK COUNTY RECORDER

MAR TO:
 SEAN MALONEY, Esq.
 CHAPMAN AND CUTLER
 111 WEST MONROE
 CHICAGO, IL 60603

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UNIT 5350-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE BALMORAL-KENMORE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1981, AS DOCUMENT NO. 25766238, AS AMENDED, 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, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AS AMENDED, 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:

93347178

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD;
- (B) TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO;
- (C) PUBLIC, AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO;
- (D) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (E) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (F) GENERAL REAL ESTATE TAXES FOR 1993 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE;
- (G) INSTALLMENTS DUE HEREAFTER FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; AND
- (H) ADVERSE ENCROACHMENT OF THE IMPROVEMENTS CONSTRUCTED ON THE PROPERTY ADJACENT TO THE SOUTH OVER AND UPON THE SOUTHERLY LINE OF THE PROPERTY ON WHICH THE REAL ESTATE IS LOCATED BY APPROXIMATELY .006 FEET AT CERTAIN POINTS AT THE EASTERLY APPROXIMATE ONE TENTH (1/10TH), AND .007 FEET AT CERTAIN POINTS AT THE WESTERLY APPROXIMATE ONE THIRD (1/3) THEREOF.