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TRUSTEE DEED (ILLINOIS)

BOOK NO. 016

214203

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93312436

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
169.50

74-30 11700B
Property of Cook County Clerk's Office

THIS INDENTURE, made this 23rd day of April, 1993, between Suburban Trust and Savings Bank, a corporation of Illinois,

as trustee under provision of deed or deed in trust, duly recorded & delivered to said company in pursuance of Trust Agreement, dated the 8th day of June, 1992 and known as Trust Number 4547, grantor, and

Peter S. Frensz, single, having never been married,

(NAME AND ADDRESS OF GRANTEE)

WITNESSETH: That grantor, in consideration of the sum of TEN and 00/100 (\$10.00)

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor herewith enabling, do hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining

Permanent Real Estate Index Numbers: 14-32-411-007
Commonly Known As: 1843 North Sheffield, Unit B, Chicago, Illinois 60614

TO HAVE AND TO HOLD the same unto said grantee and to the proper use, benefit and behoof forever of said grantee.

THIS CONVEYANCE IS MADE PURSUANT TO DEED AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

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 to be released at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

SUBURBAN TRUST AND SAVINGS BANK, as trustee as aforesaid.

By *Damiana Zawadzki*
Assistant Vice-President

Attest *John M. ...*
Assistant Secretary

COOK COUNTY CLERK'S OFFICE

RECORDED

93312436

COOK COUNTY
REAL ESTATE TRANSFER TAX
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX

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 Assistant Vice President and Assistant Secretary of the SUBURBAN TRUST AND SAVINGS BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date 4-18-93

Valores A. Shea
Notary Public

This instrument was prepared by Masuda, Funai, Elfert & Mitchell, Ltd.
(NAME AND ADDRESS)
One E. Wacker Dr., Suite 3200, Chicago, Illinois 60601

OFFICIAL SEAL
VALORES A. SHEA
NOTARY PUBLIC
STATE OF ILLINOIS
NOTARY PUBLIC EXPIRES 11/21/94

MAIL TO

Wilcox + Graham
100 W. Madison
Chicago, IL 60602
attn: Barbara Wilcox
BOX 555 - TH

SEND SUBSEQUENT TAX RETURNS TO

Peter S. Frensz
1843 North Sheffield, Unit B
Chicago, Illinois 60614

OR RECORDLER'S OFFICE BOX NO.

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EXHIBIT "A"

LEGAL DESCRIPTION

Unit B in The 1843 North Sheffield Condominium as delineated on Plat of Survey of the following described parcel of real estate:

LOT 36 IN SUB BLOCK 4, OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 29, AND THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, ALL OF SECTION 32 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2095999, on April 21, 1993, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and 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 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, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, and

ALSO SUBJECT TO:

1. General real estate taxes not yet due or payable;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not yet due and payable;
3. Applicable zoning and building laws or ordinances;
4. All rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
5. Easements, restrictions, conditions, building set-back lines and reservations of record;
6. Provisions of the State of Illinois Condominium Property Act;
7. The Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto;
8. such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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