

The Grantor, MIDWEST BANK AND TRUST COMPANY, a corporation duly organized and existing as a state bank under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said state bank in pursuance of a certain Trust Agreement dated the 8th day of JUNE 19 84, AND known as Trust Number 84-06-4434, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Paul Rix and Mary Rix, his wife.

of Cook County, Illinois the following described real estate in Cook County, Illinois

See Legal Description rider attached hereto:

12-25-329-006

94414729

DEPT-01 RECORDING
T00000 TRAN 2358 05/09/94 14:58:00
\$1130 \$ K-24-414729
COOK COUNTY RECORDER

Stamp: 94414729

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Trust Administrator of said state bank, this 19th day of April 19 94.

MIDWEST BANK AND TRUST COMPANY as Trustee is aforesaid, and not personally.

SEAL

BY: Emily S. Mentone Trust Administrator

ATTEST: Kimberly A. Muich Trust Administrator

County of Cook State of Illinois

SS.

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY THAT Emily S. Mentone, Trust Administrator and Kimberly A. Muich, Trust Administrator of said state bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Vice President and Trust Administrator of said state bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes, therein set forth and the said Trust Administrator of said state bank did also then and there acknowledge that he/she as custodian of the corporate seal of said state bank did affix the said corporate seal of said state bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes therein set forth.

OFFICIAL SEAL
Margaret M. Truschko
Notary Public, State of Illinois
My Commission Expires Jan. 8, 1998

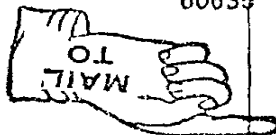
Given under my hand and Notarial Seal this 19th day of April 19 94.
Margaret M. Truschko
Notary Public

2417 N. 78th Court, Elmwood Park IL. Unit 2E
For information only insert street address of above described property 60635

2417 N. 78th Court, Elmwood Park, IL Unit 2E
Grantee's Address 60635

This Instrument was Prepared by:
Wendy Z. Lara

Midwest Bank & Trust Company
1606 North Harlem
Elmwood Park, Illinois 60635



Jess E. Forrest
4970 N. Harlem Avenue
Harwood Heights, Ill. 60636

\$ 25.50

PROPERTY TITLE GUARANTY FUND, INC. 25.50

Elmwood Park Real Estate Transfer Stamp

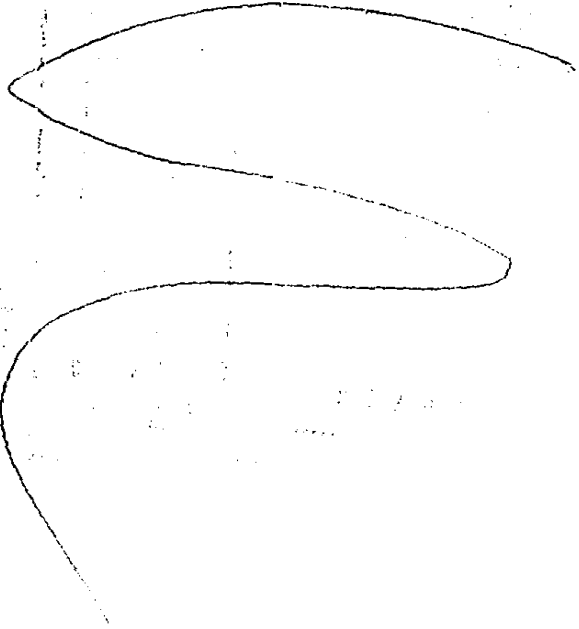
Document Number

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Property of Cook County Clerk's Office

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This Rider is attached to and made part of certain Trustee's Deed dated April 19, 1994 and executed by Midwest Bank and Trust Co. as Trustee U/T/A // 84-06-4434.

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2E IN THE ANGELA COURTS VII CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH HALF OF LOT 10 IN BLOCK 22 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892 IN BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NO. 1706944 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1984 AND KNOWN AS TRUST NUMBER 84-06-4434 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 7, 1993 AS DOCUMENT NO. 93998963, TOGETHER WITH ITS UNDIVIDED 17.24% PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #2E AND STORAGE SPACE #2E AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93998963.

P.I.N. 12-25-329-006

COMMONLY KNOWN AS UNIT NO. 2E, 2417 N. 78TH AVENUE, ELMWOOD PARK, IL 60635

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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