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TRUSTEE'S DEED

THIS INDENTURE, made this 28th day of June, 19 94, between COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement, dated the 1st day of November, 19 93 and known as Trust Number 93-6012, party of the first part, and Kathy Ricciardi, party of the second part.

Address of Grantee(s): 1313 N. Ritchie Court Unit 608, Chicago, IL 60610

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

COOK COUNTY, ILLINOIS
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COOK COUNTY, ILLINOIS
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
009.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 7 1994
176.50
SEAL
ESTATE TRANSFER TAX
COCK 94592159

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 7 1994
324.75

together with the tenements and appurtenances, thereunto belonging.

TO 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 hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President/Land Trust Officer and attested by its _____, the day and year first above written.

COLE TAYLOR BANK
As Trustee as aforesaid.

By: Laurence R. Book
Assistant Vice President/Land Trust Officer

Attest: Janet A. [Signature]

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 Laurence R. Book Assistant Vice President/Land Trust Officer, and Janet A. [Signature] Trust Officer, of COLE TAYLOR BANK,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President/Land 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, as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there

acknowledge that (he) (she), as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said (his) (her) own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

OFFICIAL SEAL
Maritza Cas...

Notary Public, State of Illinois
Cook County

My Commission Expires 9/25/94

Given under my hand and Notarial Seal this 28th day of June, 19 94

Notary Public

Mail to:

Joseph S. Holtzman
111 W. WASHINGTON, Suite 1025
Chicago, IL 60602

Address of Property:

1313 N. Ritchie Court Unit 608 & 317
Chicago, IL 60610
For information only

This instrument was prepared by:

COLE TAYLOR BANK

BOX 333-CTI

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

UNIT # 1108 AND UNIT # 317
IN THE RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE,
IN BLOCK 2 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO
CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH
A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT
RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG
THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE
SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED
ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE
OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST ON
SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN
PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF
SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE
SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50
FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON
THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE
SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE
OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A
DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING
THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED
AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT 03081292 AND AMENDED BY DOCUMENT 94189912, TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS

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"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."

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