

# UNOFFICIAL COPY

TRUSTEE'S DEED

94807063

JOINT TENANCY

The above space for recorder's use only

THIS INDENTURE, made this 30th day of August, 1994, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation 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 a deed or deeds in trust duly recorded and delivered to said Illinois banking corporation in pursuance to a certain Trust Agreement, dated the 26th day of January, 1994, and known as Trust Number 1904, party of the first part, and

-- CRAIG VOLK, a single man and GRACE KELLY, a single woman party of the second part. 914 West Oakdale Chicago, IL.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, 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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PIN #

together with the tenements and appurtenances thereto belonging

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy

★ 7 CITY OF CHICAGO ★  
★ 0 REAL ESTATE TRANSACTION TAX ★  
★ 9 DEPT. OF ★  
★ 4 REVENUE SEP 15 '94 ★  
★ 5 PB. 11187 ★  
★ 0 \$22.50 ★

This deed is executed by the party of the first part, as Trustee, or otherwise, pursuant to and in the exercise of the power, and authority granted to and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Trust Officers or its Assistant Secretary and attested by it: \_\_\_\_\_ the day and year first above written



MID TOWN BANK AND TRUST COMPANY OF CHICAGO  
By Deborah Stephanites  
Trust Officer  
Attest Carmen Rosario  
Assistant Secretary

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY:

D. Stephanites  
MID TOWN BANK AND TRUST COMPANY OF CHICAGO  
2821 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60614

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Deborah Stephanites and Carmen Rosario of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer 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 Illinois Banking Corporation for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that said Assistant Secretary, 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 said Assistant Secretary 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.

Given under my hand and Notary Seal

Date August 30, 1994

Notary Public

Arthia Meana



DELIVERY

NAME Louis Ascherman  
STREET 6242 N. CLARK  
CITY Chicago, IL  
60660

INSTRUCTIONS OR

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

1201-1207 West Lill  
Unit 1203-3  
Chicago, IL. 60614

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
123.00

REAL ESTATE TRANSACTION TAX  
94807063

182  
7525-547 P/B  
487  
BOX 300-671

Handwritten initials/signature

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Common Address: Unit 1203-3, West Lill Street  
Chicago, Illinois 60614

PIN: 14-29-316-025-0000/ Volume 495 Undivided

Deed: GRANTOR: MIDTOWN BANK AND TRUST As Trustee Under Trust Agreement  
dated January 26, 1994 and known as Trust No. 1904.

GRANTEE: CRAIG VOLK and GRACE KELLY

## DEED EXHIBIT "A"

UNIT 1203-3 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 40 AND 41 IN LEWIS SUBDIVISION OF LOTS 3 AND 4 AND THAT PART OF LOT 13 LYING EAST OF THE RAILROAD RIGHT OF WAY AND SOUTH OF THE NORTH LINE OF LOT 3 EXTENDED WEST TO SAID RAILROAD RIGHT OF WAY IN COUNTY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 94-610483 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS; AND

Subject To: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1993 second installment and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any; leases and licenses affecting the common elements).

Grantor also hereby grants to Grantee, their 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

**TENANTS NOTICE:** The Grantor certifies that the prior Tenants of the Unit were given notice of the Tenants rights under Section 30 of the Illinois Condominium Property Act and elected not to purchase the Unit.

This instrument prepared by:  
Richard D. Joseph, Esquire  
53 West Jackson Boulevard  
Suite 1750  
Chicago, Illinois 60604  
Tel: (312) 341-0227  
Fax: (312) 939-0402