

UNOFFICIAL COPY

TRUSTEE'S DEED (JOINT TENANCY)
THIS INSTRUMENT WAS PREPARED BY

Rosa Cortes

PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 SEP 16 PM 2:40

940812190
231209

The above space for recorder use only

THE GRANTOR, PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 13th day of October, 1976, and known as Trust Number 20112, for the consideration of Ten and No/100 dollars, and other good and valuable considerations in hand paid, conveys and quit claims to ROBERT P. MCDOWELL AND MARGO A. MCDOWELL not as tenants in common, but as joint tenants, parties of the second part, whose address is the following described real estate situated in COOK County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION OF PROPERTY IN COOK COUNTY, ILLINOIS

1994 SEP 16 PM 2:40

94812190

Common Address: 4178-4194 N. Clarendon Avenue and 809-811 W. Buena Avenue, Chicago, Illinois
Unit 809-2-East

PIN:

14-17-414-003

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD unto said party of the second part, said premises not in tenancy in common, but in joint tenancy forever.

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 unrelieved at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its vice president/trust officer and attested by its assistant secretary this 26th day of August, 1994.

PIONEER BANK & TRUST COMPANY
as Trustee, as aforesaid, and not personally,

By *[Signature]*
VICE PRESIDENT/TRUST OFFICER

Attest *[Signature]*
ASSISTANT SECRETARY

COOK COUNTY, ILLINOIS

STATE OF ILLINOIS,)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State of Illinois, DO HEREBY CERTIFY that the above named Vice President/Trust Officer and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, Chicago, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument of their own free and voluntary act and as the free and voluntary act of said Corporation 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 Corporation, caused the corporate seal of said Corporation 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 Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date August 26, 1994

Rosa Cortes
Notary Public

OFFICIAL SEAL
ROSA IBETTE CORTES
Notary Public, State of Illinois
My Commission Expires 9-14-98

DELIVERY INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
ADDRESS OF ADDRESSEE
RECEIVED
809 W. BUENA AVE
CHICAGO, IL 60613
UNIT 2 EAST

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
00.00
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
116.00

15-22-496 DB

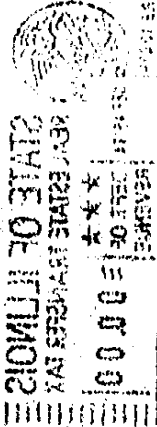
BOX 323-CTI

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DEPT. OF REVENUE

00151840

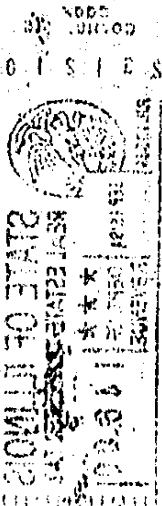
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Property of Cook County Clerk's Office

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Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP 15 '04
 P.N. 11424



73.00

675543


CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE SEP 15 '04
 RD. 11195



547.50

075549

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE SEP 15 '04
 RD. 11195



547.50

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LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 809-2-EAST IN THE CHELSEA OF BUENA PARK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 1 AND 2 IN BLOCK 2 IN WALLER'S ADDITION TO BUENA PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93589266, AS AMENDED BY DOCUMENT NUMBER 26740564, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PROPERTY AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 93616418, MADE BY PIONEER BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 12, 1976 AND KNOWN AS TRUST NUMBER 20112 OVER THE PROPERTY DESCRIBED AS FOLLOWS:

A STRIP OF LAND COMPRISING THE WEST 10 FEET OF THE NORTH 91.10 FEET OF LOT 2 IN BLOCK 2 IN WALLER'S ADDITION TO BUENA PARK IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 12E, BEING PART OF THE LIMITED COMMON ELEMENTS AS SET FORTH IN THE CONDOMINIUM DECLARATION AFORESAID.

THE TENANT OF THE UNIT ... SHALL BE PERMITTED TO EXERCISE THE RIGHT OF FIRST REFUSAL

"GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED, THE EASEMENTS CREATED BY THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 93616418. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS IN THE AFORESAID CONDOMINIUM, THE EASEMENTS CREATED BY SAID DECLARATION OF EASEMENT FOR THE BENEFIT OF SAID REMAINING PARCELS. THIS CONVEYANCE IS SUBJECT TO THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND."

"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."

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

NOTED AND FILED _____

Clerk of the Court

NOTED AND FILED _____

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Property of Cook County Clerk's Office