

GRANTOR: Capitol Bank And Trust, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 1st day of March, 1994, and known as Trust Number 2505, for and in consideration of the sum of

Ten and no hundreds Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto Timothy A. K. White, a single person,

of 6340 North Magnolia, Unit 3-S in the City of Chicago County of Cook State of Illinois the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

See Attached Legal Description Rider

COOK COUNTY, ILLINOIS

1994 SEP 19 PM 3:11

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TO HAVE AND TO HOLD the abovescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer

this 14th day of September, 1994.

Capitol Bank And Trust as Trustee, as aforesaid, did not personally.

By [Signature] Trust Officer

ATTEST By [Signature] Trust Officer

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 [Signature] (Trust Officer) and [Signature] (Trust Officer) of Capitol Bank And Trust, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (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 and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth; and the said [Signature] (Trust Officer) then and there acknowledged that he, 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 his 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 Notarial Seal this 14th day of September, 1994.

"OFFICIAL SEAL" VICTORIA J. KLOBUKOWSKI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 11/10/96

[Signature] Notary Public

My Commission Expires: November 10, 1996

MAIL TO: eo Aubel (Name) 55 W. Monroe St (Address) Chicago IL 60603 (City, State and Zip)

DOCUMENT PREPARED BY Capitol Bank and Trust 4801 W. Fullerton Ave., Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO Timothy A. K. White (Name) 735, 6340 N. Magnolia (Address) Chicago, IL 60660.

ADDRESS OF PROPERTY 6340 N. Magnolia, Unit 3-S Chicago, Illinois 60660 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

COOK CO. NO. 018 231357 RB.105861 SEP 15 1994 DEPT. OF REVENUE 98.50 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REAL ESTATE TRANSACTION TAX 19.25 COOK County 94816972 SEP 14 1994 STAMP SEP 15 1994 REVENUE 738.75 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP 15 1994 RB.11133 DOCUMENT NUMBER

UNOFFICIAL COPY

TRUSTEE'S DEED

INDIVIDUAL

 **CAPITOL BANK
AND TRUST**

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

94816972

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Parcel 1:

Unit 3-S in the 6340-42 North Magnolia Condominium, as delineated on a survey of the following described real estate:

Lot 4 in Block 2 in Brockhausen and Fischer's First Addition to Edgewater, being a Subdivision of the North 60 Rods of the East Half of the North West Quarter of Section 5, 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 94806773, together with its undivided percentage interest in the common elements.

Parcel 2:

The (exclusive) right to use of Parking Space G-1, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 94806773.

Subject to: (a) general real estate taxes and assessments not due and payable at the time of closing; (b) party wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, including all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and building laws and ordinances; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (h) other title exceptions, if any, including mechanic's lien claims, provided Seller has procured an endorsement from Chicago Title Insurance Company insuring over any such exceptions.

Commonly known as Units 3-S and G-1, 6340-42 N. Magnolia, Chicago, Illinois.
P.I.W. 14-05-106-018.

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 AS SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TENANT HAS FAILED TO EXERCISE OR HAS WAIVED HIS OPTION TO PURCHASE THE UNIT.

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