

# UNOFFICIAL COPY

TRUSTEE'S DEED

94819908

INDIVIDUAL

The above space for recorders use only

THIS INDENTURE, made this 9th day of September, 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 Michael J. Carroll, a single man never having been married, 2214 N. Racine Ave., Chicago, IL 60614, party of the second part.

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 party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

COOK COUNTY, ILLINOIS  
DEPT. OF REVENUE

1994 SEP 20 AM 9:23

94819908

PIN # 14-29-316-025-0000

together with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf, forever of the second part.

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
P.B. 11187  
502.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
P.B. 11187  
502.50

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed in 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 hereto 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 its Assistant Secretary



MID TOWN BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.  
By Mary E. Murray  
Trust Officer

Attest Laraine M. Rossini  
Assistant Secretary

STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

THIS INSTRUMENT  
PREPARED BY:

Gloria Hernandez  
MID TOWN BANK AND  
TRUST COMPANY OF CHICAGO  
2021 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 Trust Officer and Assistant Secretary of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, 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 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 9/9/94

Notary Public

"OFFICIAL SEAL"  
CYNTHIA A. WRONA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/23/97

DELIVERY

NAME  
STREET  
CITY

Dowd

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER Box 317

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

1201-1207 West Lill Street  
Unit No. 1207-1

Chicago, Illinois 60614

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
134.00  
SEP 19 1994  
P.B. 10586  
CO. NO. 016  
1380  
P.B. 11187  
SEP 19 1994  
P.B. 11187  
REAL ESTATE TRANSACTION TAX  
Cook County  
94819908  
Document Number

1992  
8/10 2002 52 52

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Common Address: Unit 1207-1 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: MICHAEL J. CARROLL

## DEED EXHIBIT "A"

UNIT 1207-1 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 14, 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

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