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COLE TAYLOR BANK

TRUSTEE'S DEED

The above space for recorder's use only

COOK CO. NO. 016

231621

THIS INDENTURE, made this 1ST day of September, 1994, between COLE TAYLOR BANK, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 1st day of November, 1993, and known as Trust No. 93-6012, party of the first part, and Victor S. Chen and Linda Chen, AS JOINT TENANTS, parties of the second part. Address of Grantee(s): 1313 N. Ritchie Ct, Unit A, B, C Chicago, IL 60610

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, Chen and Chen

the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP 26 '94 RB.11187



998.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE SEP 26 '94 RB.11187



664.50

COOK COUNTY, ILL. NO. 15 FILED FOR RECORD

1994 SEP 26 PM 3:13

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P. I. N. 17-03-108-007 17-03-108-014

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

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 its Vice President and attested by its Trust Officer, the day and year first above written.

COLE TAYLOR BANK

By: [Signature] Vice President

AS TRUSTEE AS AFORESAID

Attest: [Signature] Trust Officer

STATE OF ILLINOIS SS. COUNTY OF COOK

I, MARITZA CASTILLO, a Notary Public in and for said County, in the sale aforesaid, DO HEREBY CERTIFY THAT KENNETH E. PIEROT, Vice President of

COLE TAYLOR BANK and Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President 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 uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's 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 Castillo Notary Public, State of Illinois Cook County My Commission Expires 9/25/94

Given under my hand and Notarial Seal this 1st day of September, 1994 [Signature] Notary Public

DELIVERY TO:

NAME PHILIP CHOW STREET 2300 S. WENTWORTH CITY CHICAGO, IL 60616

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1313 N. Ritchie Ct. Units A, B, & C Chicago, IL 60610

This instrument was prepared by COLE TAYLOR BANK

OR RECORDER'S BOX NO.

BOX 333-CTI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 355.00 COOK COUNTY REAL ESTATE TRANSACTION TAX 177.50 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 999.00

181 25 25 6 15 113

Properly Cook County Clerk's Office

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BOX NO.

Trustee's Book



COLE
TAYLOR
BANK

As Trustee under Trust Agreement

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1.

UNIT # A, B, & C

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 * AND AS AMENDED BY DOCUMENT NUMBER 94790879

"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 TENANT OF UNIT A, B AND C HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Unit 123

08/31/94 10:49am

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RECORDED