

# UNOFFICIAL COPY

1994 OCT -7 PM 2:30

94869823

## TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY

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

(INDIVIDUAL)

The above space for recorder use only

COOK  
CO. NO. 015

057279

94869823

THIS INDENTURE, made this 5TH day of OCTOBER, 1994, between PIONEER BANK & TRUST COMPANY, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, 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 association in pursuance of a certain Trust Agreement, dated the 13TH day of OCTOBER, 1976, and known as Trust Number 20112, party of the first part, and JOHN F. ALBANESE, A SINGLE MAN HAVING NEVER BEEN MARRIED party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Common Address: Unit 4188-3, 4178-4194 N. Clarendon Avenue  
PIN: Part of 14-17-414-009

together with the tenements and appurtenances thereunto belonging

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

SUBJECT TO: SEE EXHIBIT A ATTACHED

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 thereto enabling. This deed is made subject to the liens of all trust deeds and/or 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 Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written

PIONEER BANK & TRUST COMPANY

as Trustee, as aforesaid, and not personally,

By [Signature]  
VICE PRESIDENT/TRUST OFFICER

Attest [Signature]  
ASSISTANT SECRETARY

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 Vice President and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, An Illinois Corporation, Grantor, 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 as their own free and voluntary act and as the free and voluntary act of said Illinois Banking Association 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 Illinois Banking Association caused the corporate seal of said Illinois Banking Association 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 Illinois Banking Association for the uses and purposes therein set forth

Given under my hand and Notary Seal.

Date 10/5/94

[Signature]  
Notary Public

**OFFICIAL SEAL**  
ALINA E. MIRANDA  
Notary Public, State of Illinois  
My Commission Expires 6-30-97

NAME Jill M. Metz  
STREET 6968 N. Clark St  
CITY Chicago, IL 60626

OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

\* 35202 CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF REVENUE OCT -7-94 \*  
\* RB.11187 660.00 \*

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
OCT -7-94  
88.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP OCT -7-94  
PA.11124  
94869823

Document Number  
94869823

AV086825/87815076

BOX 333-CT1

DELIVERY

# UNOFFICIAL COPY

RECORDED

"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 936166418. 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."

SEAL OF THE CLERK OF THE COOK COUNTY CLERK'S OFFICE

APPROVED

94869823

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
IDENTIAL COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007522980 D2

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NO. 4188-3-NORTH 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 94740564, 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.

94869823

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0000000000

# UNOFFICIAL COPY

## EXHIBIT A

TO TRUSTEE'S DEED DATED OCTOBER 5, 1994  
FROM PIONEER BANK & TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE  
UNDER TRUST AGREEMENT DATED OCTOBER 13, 1976  
AND KNOWN AS TRUST NO. 20112  
TO JOHN F. ALBANESE, A SINGLE MAN HAVING NEVER BEEN MARRIED

### I EXCEPTION

- A. GENERAL REAL ESTATE TAXES FOR 1994 AND SUBSEQUENT YEARS.
- B. TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.
- C. DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS DATED JULY 19, 1993 AND RECORDED ON JULY 28, 1993 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 93-589266, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM CHELSEA CONDOMINIUM OF BUENA PARK DATED AUGUST 19, 1994 AND RECORDED ON AUGUST 19, 1994 AS DOCUMENT NUMBER 94740564.
- D. ZONING AND BUILDING LAWS AND ORDINANCES.
- E. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD.
- F. ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER.

### II DECLARATIONS AND GRANTS

GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED, THE EASEMENTS CREATED BY THE DECLARATION OF EASEMENTS 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 EASEMENTS 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.

THE TENANT OF UNIT 4188-3-NORTH HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

94869823

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/20/2016