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94964088

TRUSTEE'S DEED
THIS INSTRUMENT WAS PREPARED BY

Rosa Cortes

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

(OPTIONAL)

The above space for recorder use only

0064
NO. 141. 010

0 5 8 2 6 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
NOV 11 1994
129.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
NOV 11 1994
64.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
NOV 11 1994
967.50

THIS INDENTURE, made this 2nd day of November, 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 DEWEY D. SUSTER, A BACHELOR 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 ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART HEREOF.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

NOV 14 AM 11:05

94964088

Common Address: 4178-4194 N. Clarendon Avenue and 809-811 W. Buena Avenue, Unit No. 4188-1 North, Chicago, Illinois

PIN: 14-17-414-009

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 heirs, use, benefit and behoof, forever, of said party of the second part

SEE ATTACHED EXHIBIT (A)

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 therunto 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 herein 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, } SS.
COUNTY OF COOK

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 use 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 use and purposes therein set forth.

Given under my hand and Notary Seal,

Date November 2, 1994

Rosalette Cortes
Notary Public

OFFICIAL SEAL
ROSA IBEITE CORTES
Notary Public, State of Illinois
My Commission Expires 3-14-98

DELIVERY INSTRUCTIONS
NAME: Dewey Suster
STREET: 856 Buena
CITY: Chicago IL 60613
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 1W 4188
Clarendon Ave Chicago

RECORDER'S OFFICE
BOX 333-CTI

7531 236 D2 RF

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Property of Cook County Clerk's Office

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EXHIBIT A
TO TRUSTEE'S DEED DATED NOVEMBER 2, 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 DEWEY D. SUSTER, A BACHELOR

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. 93-589265, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM CAMERA 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 4188-1-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 PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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PARCEL 1:

UNIT NO. 4188-1 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.

PARCEL 3:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE AS A LIMITED COMMON ELEMENT AS SET FORTH IN CONDOMINIUM AFORESAID.

93589266

Cook County Clerk's Office