

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recorders use only

THIS INDENTURE, made this 15th day of November, 1994, between The Mid-City National Bank of Chicago, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 10th day of August, 1981, and known as Trust No. 1307-UAB party of the first part, and - - - CHARLES E. FRIEDMAN, a married person - - -

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) - - - Ten and 00/100 - - - dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County,

Illinois, to-wit: Unit 401-S in Drake Manor Condominium, as delineated on the survey of the following described parcel of real estate: The East 292 feet of the West 591 feet of Lot 11 in County Clerk's Division of the Northeast 1/4 of Section 14, Township 41 North, Range 13 East of the Third Principal Meridian, (except that part taken for Church Street and Drake Avenue), in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24472176 together with its undivided percentage interest in the common elements; and together with the (exclusive) right to the use of indoor parking space Nos. 133 and 134 a limited common element as delineated on the survey attached to the declaration aforesaid recorded as Document 24472176.

PIN #10-14-221-025-1071

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.

Grantee's Address 9201 North Drake Avenue, Evanston, Illinois 60203
Subject to: General taxes for the year 1994 and subsequent years, covenants, conditions, restrictions, and easements of record.

Percepe

DEPT-01 RECORDING \$25.50
T#6666 TRAN 1218 11/23 13:00:00
#5857 LC #94 93784
COOK COUNTY RECORDER

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, 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 its Senior Vice-President and attested by its Assistant Vice-President the day and year first above written.

The Mid-City National Bank of Chicago, as Trustee, as aforesaid
By W.A. Thuma, Jr. Senior VICE-PRESIDENT TRUST OFFICER
Attest M. Thomas ASST. VICE PRES. & TRUST OFFICER

STATE OF ILLINOIS } SS. I, Virginia L. Larson
COUNTY OF COOK } THAT A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT W.A. Thuma, Jr. Senior Vice-President of The Mid-City National Bank of Chicago, and M. Thomas Assistant Vice-President of said Bank, personally known to me to be the same persons whose

OFFICIAL SEAL
VIRGINIA L LARSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 9 1997

names are subscribed to the foregoing instrument as such Senior Vice-President and Assistant Vice-President 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 Bank, for the uses and purposes therein set forth; and the said Assistant Vice-President did also then and there acknowledge that said Assistant Vice-President, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Vice-President's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument was drafted by V.L. Larson-MCNB Trust Dept.
801 W. Madison Street
Chicago, IL 60607
Given under my hand and Notarial Seal this 16th day of November, 1994
Virginia L. Larson
Notary Public

INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 401S
9201 North Drake Avenue

Evanston, Illinois 60203

DELIVER TO
NAME Sharon Cinner
STREET 305 W Randolph
CITY Chicago
STATE IL
ZIP 60606

FOR: RECORDER'S OFFICE BOX NUMBER
MCB TR-1105G

25.50

SUCCESSOR TRUSTEE TO UNITED OF AMERICA BANK 2001961000 MICHELETTA MTR

This space for affixing riders and revenue stamps

Document Number

UNOFFICIAL COPY

VILLAGE of SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Chicago Office

NOV/16/94

94993784

APR 1995

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Village of Skokie



REAL ESTATE TRANSFER TAX

P.O. Box 309 • 5127 Oakton St. • Skokie, IL 60076 • (708) 673-0500

Check Appropriate Boxes

RESIDENTIAL [X] COMMERCIAL/INDUSTRIAL [] MULTI-UNIT NO. of UNITS []

EXEMPTION [X]

Recorder or Registrar's Doed No. Date Recorded (For Recorder's Use Only)

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Village of Skokie, 5127 Oakton Street, Skokie, Illinois 60077, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Village of Skokie Economic Development Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
3) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 10.06 (E) of the Ordinance.
4) A signed copy of the Illinois Tax Declaration form must be sent to the Village of Skokie, pursuant to Section 10.09 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
5) For additional information, please call the Village Hall at 673-0500, Monday thru Friday, 8:30 A.M. to 5:00 P.M.

Address of Property 9201 N. Drake, Street 60203 Zip Code
Permanent Property Index No. 10-14-221-025-1071
Date of Deed 11-15-94 Type of Deed Trustee's Deed

Table with 2 columns: Description and Amount. Row 1: Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ 94993784 -0-. Row 2: Amount of Tax (\$3.00 per \$1,000 or fraction thereof of full actual consideration) Payment of tax is obligation of seller \$ -0-

Note: The Village of Skokie Economic Development Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 10.06 and 10.07 of the ordinance which are printed on the reverse side of this form. A real estate transfer stamp is required. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Village of Skokie Economic Development Tax Ordinance by paragraph(s) E of Section 10.06 of said Ordinance.
Details for exemption claimed: (explain) Transfer from Trustee to Beneficiary
Approved by Village of Skokie Date:

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) (Seller)

Mid-City National Bank/Trust# 1307-UAB Two Mid-City Plaza 60607
Signature Date Signed
Seller or Agent

Grantee: (Please Print) (Buyer)

Charles E. Friedman 9201 N. Drake 203 60802
Signature Date Signed
Buyer or Agent

(Please Print) (Prepared by) Sherwin M. Winer 205 W. Randolph, Suite 1240
City State Zip Chicago, IL 60606 Telephone Number 312-372-5288

UNOFFICIAL COPY

EXEMPTIONS:

SECTION 10.06 EXEMPT TRANSACTIONS. The tax imposed by this Chapter shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the Director of Finance may require at the time of filing of the declaration form:

- (A) Transactions involving property acquired by or from any governmental body;
- (B) Transactions in which the deeds secure debt or other obligations;
- (C) Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (D) Transactions in which the actual consideration covering the sale of any owner occupied residential unit is less than fifty thousand dollars (\$50,000.00) and the seller qualifies for Section 8 Housing Assistance Payment Program Income Guidelines of the U.S. Housing Act of 1937, as amended from time to time;
- (E) Transactions in which the actual consideration is less than five hundred dollars (\$500.00);
- (F) Transactions in which the deeds are tax deeds;
- (G) Transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (H) Transactions in which the deeds are pursuant to a court decree;
- (I) Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (J) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (K) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax;
- (L) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (M) A transfer by lease.

SECTION 10.07 EXEMPTIONS. The taxes imposed by this Chapter shall not be imposed on or transferred by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax imposed by this Chapter shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances, provided, however, that a declaration form is filed:

- (A) From a decedent to his executor or administrator;
- (B) From a minor to his guardian or from a guardian to his ward upon a unanimous majority;
- (C) From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal or disability;
- (D) From a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under State or Federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (E) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (F) From a transferee under subsections (A) through (E), inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (G) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the President of the United States by Section 5(B) of the Trading with the Enemy Act (40 stat. 415), as amended, by the First War Powers Act (55 stat. 339);
- (H) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (I) Upon the death of a joint tenant or tenant by the entirety to the survivor or survivors

94993784

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-17, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 17 day of Nov 1994.
Notary Public Janet A Micheletto



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11-17, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 17 day of Nov 1994.
Notary Public Janet A Micheletto



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

94993784

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9/10/2017 11:12