

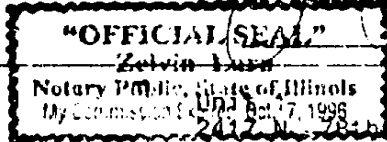


# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

On December 22, 1993 the foregoing instrument was acknowledged before me by  
David Augustyn Vice President  
of Midwest Bank and Trust Company, an Illinois corporation and by Emily S. Mentone  
Authorized Signer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:  
Emily S. Mentone  
Midwest Bank and Trust Company  
1606 North Harlem Avenue  
Elmwood Park, Illinois 60635



*[Handwritten Signature]*  
Notary Public  
*[Handwritten Signature]*

DELIVERY

NAME Jess E. Forrest  
STREET 4710 N HARLEM AVE.  
CITY HARLEM HEIGHTS, IL 60636  
OR  
BOX

Ave., Elmwood Park, IL 60635  
For information only insert street address of above described property.

Send subsequent Tax Bills to:  
Name \_\_\_\_\_  
Address \_\_\_\_\_

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
135.00

REAL ESTATE TRANSACTION TAX  
67.50

305-1055

COOK COUNTY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE ANGFLA COURTS VII CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH HALF OF LOT 10 IN BLOCK 22 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892 IN BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NO. 1706944 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1984 AND KNOWN AS TRUST NUMBER 84-06-4434 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 7, 1993 AS DOCUMENT NO. 93998965 TOGETHER WITH ITS UNDIVIDED 31.04% PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #1 AND STORAGE SPACE #1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93998965.

P.I.N. 12-25-329-006

COMMONLY KNOWN AS UNIT NO. 1, 2417 N. 17TH AVENUE, ELMWOOD PARK, IL 60635

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

5-014305

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3-11-1305