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TRUSTEE'S DEED

INDIVIDUAL

The above space for recorder's use only

COOK CO. NO. 016

THIS INDENTURE, made this 1st day of February, 1994, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the State of Illinois, 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 corporation in pursuance of a certain Trust Agreement dated the 14th day of February, 1990, and known as Trust Number 1743, party of the first part, and

Harris Klein party of the second part, 1560 N. Sandburg Terrace Chicago, IL

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) TEN and no/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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB. 1994 999.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 219.50

COOK COUNTY REAL ESTATE TRANSACTION TAX 09.25

together with the tenements and appurtenances thereto belonging

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, thereof, 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 Trust Agreement, above mentioned, and of every other power and authority herein or elsewhere existing. This deed is made subject to the lien of any and all 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 hereunto affixed and has caused its name to be signed to these presents by one of its Trust Officers or its Assistant Secretary the day and year first above written.



By [Signature] Trust Officer Attest [Signature] Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK

THIS INSTRUMENT PREPARED BY

Nakia Dunigan MID TOWN BANK AND TRUST COMPANY OF CHICAGO 2021 N. CLARK ST. CHICAGO, ILLINOIS 60614

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Deborah M. Stephanites and Carmen Rosario of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, Grantor, personally knowing me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Ass't Sec. respectively, appeared before me that 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 Corporation for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that said Assistant Secretary is the Assistant Secretary of said Illinois Banking Corporation and that the corporate seal of said Illinois Banking Corporation is affixed to said instrument as said Assistant Secretary's free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth. Given under my hand and Notary Seal.

"OFFICIAL SEAL" CYNTHIA A. WRONA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/2/97

77 W. Washington St. #1515 Chicago, IL 60602

Date 2/1/94 Notary Public Cynthia A. Wrona

DELIVERY NAME STREET CITY INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

BOX 333

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1155 W. Armitage, Unit #405 Chicago, IL

94140894

Handwritten notes: KM T 748828 DB 182886 LWY

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UNIT 405 IN 1155 ARMITAGE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 TO 19 INCLUSIVE IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03028009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 14-32-400-089-0000

Commonly known as 1155 Armitage, Unit #405 Chicago, Illinois 60622

SUBJECT ONLY TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND A RESERVATION BY THE TRUSTEE (AS HEREINAFTER DEFINED) TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ACT AND CODE; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (7) ACTS OF BUYER; (8) ENCROACHMENTS, IF ANY; AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

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 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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