

94292669

(The Above Space For Recorder's Use Only)

GRANTOR, First State Bank & Trust Company of Park Ridge, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 22nd day of November, 1986, and known as Trust Number 1725

, for and in consideration of the sum of Ten and No/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby convey and quit claim unto MICHAEL SWANSON

of 631 North Clark in the City of Palatine County of Cook, State of Illinois the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

-SEE REVERSE SIDE FOR LEGAL DESCRIPTION-
DEPT. OF RECORDING \$23.50
T-1111 TRAN 4820 03/31/94 12:29:00
#2091 # *94-292669
COOK COUNTY RECORDER
94292669

94-010

P.I.N. 14-29-414-018

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement, above mentioned, and of every other power and authority thereunto enabling, subject to the terms 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, 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; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

It is expressly understood and agreed by and between the parties hereon, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee, are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against First State Bank and Trust Company of Park Ridge or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice-President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice-President) (Trust Officer)

this 24th day of February, 19 94

First State Bank & Trust Company of Park Ridge as Trustee, as aforesaid, and not personally.

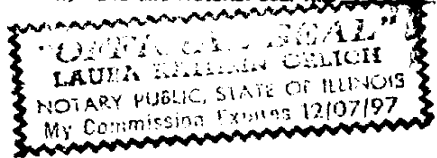
By: [Signature]
its (Executive) (Assistant) (Vice-President) (Trust Officer)

ATTEST: By: [Signature]
(Executive) (Assistant) (Vice-President) (Trust Officer)

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 (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) of First State Bank & Trust Company of Park Ridge, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice-President) (Trust Officer) and (Executive) (Assistant) (Vice-President) (Trust Officer) 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 corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice-President) (Trust Officer) here, and there acknowledged that said (Executive) (Assistant) (Vice-President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice-President) (Trust Officer) 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 Notarial Seal this 25th day of March, 19 94



[Signature]
Notary Public

My Commission Expires: 12-07-97

AFFIX "RIDERS" OR REVENUE STAMPS HERE

MAIL TO:
Daniel K. Swanson, Esq.
900 W. Rand Rd. #101
Arlington Heights, IL 60004

DOCUMENT PREPARED BY
Stephen J. Pokorny, 205 N. Michigan
Suite 3800, Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO
(Name)
(Address)

ADDRESS OF PROPERTY
2550-2 North Seminary, Chicago, IL 60614
Wrightwood and Seminary Condominium
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

DOCUMENT NUMBER

2350

UNOFFICIAL COPY

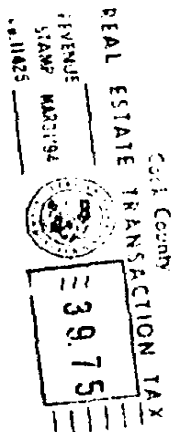
TRUSTEE'S DEED

INDIVIDUAL

First State Bank & Trust Company
of Park Ridge

As Trustee under Trust Agreement

To



UNIT 2550-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE WRIGHTWOOD AND SEMINARY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON NOVEMBER 8, 1993, AS DOCUMENT NO. 93905541 IN SECTION 29 TOWNSHIP 49 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, 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, RESTRICTIONS AND COVENANTS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS TO THE PROVISIONS OF SAID DECLARATION WHICH ARE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREUNDER, EITHER WAIVED, FAILED TO EXERCISE, OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE SAID UNIT.

SUBJECT TO:

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD;
- (B) TERMS, PROVISIONS COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THEREOF;
- (C) PRIVATE, PUBLIC, AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THEREOF, IF ANY;
- (D) ROADS AND HIGHWAYS, IF ANY;
- (E) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM BY-LAW ACT;
- (G) GENERAL TAXES NOT YET DUE AND PAYABLE;
- (H) INSTALLMENTS DUE HEREAFTER FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; AND
- (I) ENCROACHMENT OF STONE SILL LOCATED MAINLY ON THE LAND ONTO PROPERTY EAST AND ADJOINING BY .8 FEET; ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND ONTO PROPERTY EAST AND ADJOINING BY .51 FEET; ENCROACHMENT OF STONE SILL LOCATED MAINLY ON THE LAND ONTO PROPERTY EAST AND ADJOINING BY .16 FEET TO .16 FEET; ENCROACHMENT OF STONE SILL LOCATED MAINLY ON THE LAND ONTO PROPERTY EAST AND ADJOINING BY .16 FEET TO .12 FEET; ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND WEST AND ADJOINING ONTO THE LAND BY .06 FEET TO .11 FEET; POSSIBLE ENCROACHMENT OF WOOD STOCKADE FENCE ALONG WEST LINE OF THE LAND; ENCROACHMENT OF STONE COURSE LOCATED MAINLY ON THE LAND ONTO PROPERTY NORTH AND ADJOINING BY .3 FEET; PRIVATE ALLEY VEE, OPEN AND ACROSS THE SOUTH 8 FEET OF THE LAND DISCLOSED BY SURVEY APPENDED TO THE DECLARATION OF CONDOMINIUM, AND RIGHTS OF PUBLIC AND QUASI PUBLIC UTILITIES IN AND TO THE ALLEY.

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