

# UNOFFICIAL COPY

TRUSTEE'S DEED

95676841

DEPT-01 RECORDING \$27.50  
 T#0011 TRAM 8417 10/05/95 10:51:00  
 #4964 RV \*-95-67684.1  
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 19TH day of SEPTEMBER, 1995, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 bank in pursuance of a certain Trust Agreement, dated the 30TH day of DECEMBER, 1994, and known as Trust Number 10-1901, party of the first part, and MATTHEW E. PITZEL, AN UNMARRIED PERSON 77 WEST HURON of CHICAGO, ILLINOIS 60610 parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) 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.

GIT

4187776 RM 1/2

Permanent Real Estate Index No. 14-28-115-018-0000 (VOL 486, UNDIVIDED)

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, forever, 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 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 trusts 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 hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS  
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

2750

95676841

This space for affixing Stamps and Revenue Stamps

Document Number

# UNOFFICIAL COPY

COUNTY OF COOK  
STATE OF ILLINOIS SS.

I, DAWN M. MALACHUK a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY, THAT

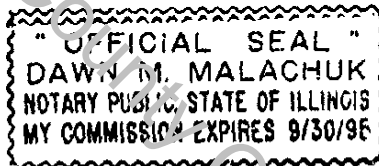
MICHAEL J. KALITOWSKI

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a  
banking corporation, and MICHAEL C. WINTER, Assistant Trust  
Officer of said banking corporation, personally known to me to be the same persons,  
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,  
and Assistant 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 acts, and as the free and voluntary act of said banking corporation as Trustee,  
for the uses and purposes therein set forth and the said Assistant Trust Officer did also  
then and there acknowledge that he/she, as custodian of the corporate seal of said  
banking corporation, did affix the said corporate seal of said banking corporation to said  
instrument as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19TH day of SEPTEMBER 19 95.

*Dawn M Malachuk*

Notary Public DAWN M. MALACHUK



95076811

Mail to:

Matthew E. Pitzel

2831-2 NORTH BURLING  
CHICAGO, ILLINOIS 60657

For information only insert street  
address of above described property.

THIS INSTRUMENT PREPARED BY:  
MICHAEL J. KALITOWSKI  
FIRST BANK AND TRUST COMPANY OF ILLINOIS

300 East Northwest Highway  
Palatine, Illinois 60067

# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT 2831-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CENTURION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95581958, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2831-2 NORTH BURLING, CHICAGO, ILLINOIS 60657.  
P.I.N. 14-28-115-018-0000 (VOL 486, UNDIVIDED)

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THEREOF, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS, ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY, LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, INSTALLMENTS NOT DUE AT THE DATE HEREOF FOR ANY SPECIAL TAX OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED, UNCONFIRMED SPECIAL TAXES OR ASSESSMENTS, GENERAL REAL ESTATE TAXES FOR 1994 SECOND INSTALLMENT AND SUBSEQUENT YEARS; (APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND ORDINANCES OF RECORD, IF ANY; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS).

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEEES SHALL BE DEEMED AN AGREEMENT WITH THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

TENANTS NOTICE: THE GRANTOR CERTIFIES THERE WERE NO PRIOR TENANTS ENTITLED TO NOTICE OF TENANTS RIGHTS UNDER SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

95676811

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95676811

# CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number  
 if you do not have enough room for your full name, just your last name will be adequate  
 Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

14 - 28 - 115 - 018 - 0000

### NAME

MATTHEW PITZEL

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2831 N BURLING UNIT 2

### CITY

CHICAGO

### STATE:

IL

### ZIP:

60657

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2831 N BURLING UNIT 2

### CITY

CHICAGO

### STATE:

IL

### ZIP:

60657

FILED: OCT 4 1995  
COOK COUNTY TREASURY

95626811

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95076811