

UNOFFICIAL COPY

TRUSTEE'S DEED
(INDIVIDUAL)

95727079

| | | |
|---|-------|---|
| F | 29.50 | A |
| P | | P |
| T | 29.50 | V |
| I | | |

DEPT-01 RECORDING \$29.50
 T#0003 TRAN 6303 10/25/95 12:07:00
 #0034 LC *-95-727079
 COOK COUNTY RECORDER

CAPITOL BANK AND TRUST

The above space is for the recorder's use only

Grantor, **CAPITOL BANK AND TRUST**, 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 7th day of July, 19 86, and known as Trust Number 0004, for and in consideration of the sum of Ten and no hundreds Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto James D. Marshall

Address of Grantee Unit 204, 809 North Racine, Chicago, Illinois 60622

the following described real estate situated in the Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

LEGAL DESCRIPTION: As set forth on Exhibit "A" attached hereto

SUBJECT TO: See attached Exhibit "B"

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(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

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

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 (Trust Officer) and attested by its (Assistant) (Trust Officer), this 18th day of August 19 95.

CAPITOL BANK AND TRUST
 as Trustee, as aforesaid, and not personally.

BY: Sharon K. Crowley
 Its (Trust Officer)

ATTEST: BY: Paul M. Warner
 (Assistant)(Trust Officer)

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named (~~ASSISTANT~~) (Trust Officer) and (~~ASSISTANT~~) (Trust Officer) SS, of CAPITOL BANK AND TRUST, an Illinois Banking Corporation, Grantor, 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 Bank, for the uses and purposes therein set forth and the said (~~ASSISTANT~~) (Trust Officer) then and there acknowledged that said (~~ASSISTANT~~) (Trust Officer) as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said (~~ASSISTANT~~) (Trust Officer) own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of August, 1995

[Signature]
 Notary Public
 My Commission Expires: 8/8/97

ADDRESS OF PROPERTY

Unit 204 - 809 North Racine

Chicago, Illinois 60622

The above address is for information only and is not part of this deed



This instrument was prepared by:

(Name) Capitol Bank and Trust

(Address) 4801 West Fullerton Avenue
Chicago, Illinois 60639

Mail subsequent tax bills to:

(Name) James Marshall

(Address) Unit 204 809 N Racine
Chicago, IL 60622

This transaction is exempt under the provisions of Paragraph 21.13 of the Real Estate Transfer Act

Dated: 8/18/95
James M. Runas

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EXHIBIT "A"

Garage Space No. G6 in Handelsman Lofts Condominium as delineated on a survey of the following described real estate: Lots 22 to 29 in Harbine and Roman's Subdivision of that part of the Southeast 1/4 of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian lying south and west of Milwaukee Avenue; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 94563969, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Address of Property: 809 North Racine Avenue
Chicago, Illinois 60622

PIN: 17-05-415-029

Property of Cook County Clerk's Office

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EXHIBIT "B"

"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."

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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 and hold title to real estate under the laws of the State of Illinois.

Dated August 18, 19 95

Capitol Bank and Trust, as Trustee U/T/A dated the 7th day of July, 1986, and known as Trust No. 0004

Signature: By: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Capitol Bank and Trust as Trustee

this 18th day of August

19 95

[Signature]
Notary Public



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 August 28, 19 95

Signature: [Signature]

James D. [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 28 day of August

19 95

[Signature]
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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62-12126