

95228659

COOK
CO. NO. 618

The above copy for recorder use only.

333-CTI

1-1-5

THIS INDENTURE, made this 24TH day of FEBRUARY, 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 and bank in payment of a certain Trust Agreement, dated the 30TH day of MARCH, 1994 and known as Trust Number 10-1808 party of the first part and SCOTT DUFOUR AND MARY E. HALLORAN-DUFOUR, HUSBAND AND WIFE, AS JOINT TENANTS, 2629 N. SEMINARY, UNIT D of CHICAGO, ILLINOIS 60614 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.

CITY OF CHICAGO *

STATE LAND TAX STAMPS

RECEIVED APR-5-95 806.25 DEPT-01 REC'D 4-5-95

RECEIVED APR-5-95 806.25 440112 TRAN 3431 04/05/95 11356100

RECEIVED APR-5-95 806.25 85712 440112 8-195-2228659

COOK COUNTY RECORDER

Permanent Real Estate Index No. 14-29-410-018-0000 AND 14-29-410-019-0000

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.

CITY OF CHICAGO *

STATE LAND TAX STAMPS

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RECEIVED APR-5-95 806.25 440112 TRAN 3431 04/05/95 11356100

RECEIVED APR-5-95 806.25 85712 440112 8-195-2228659

The said conveyance by the party of the first part, is to be held and enjoyed in the same manner and circumstances as if it had been granted by the terms of said Trust Agreement, and is to be subject to all covenants, conditions, stipulations, restrictions, assessments, and other terms and provisos contained in said Trust Agreement, including all covenants, conditions, restrictions, assessments, and other terms and provisos contained in any instrument of record, or otherwise affecting the title of any easements of record, or any right, title or interest of record.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, and caused to be affixed to these presents by the Assistant Trust Officer and Notary Public, whose names are subscribed below.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
A Banking CorporationBy: *Micheal J. Kalitowski*
Assistant Trust OfficerAttest: *B. Dobret*
Notary Trust OfficerCOUNTY OF COOK
STATE OF ILLINOISDAWN M. MALACHUK
Notary Public in and for said County in
the State aforesaid. DATED THIS 24TH DAY OF FEBRUARY, 1995.

MICHAEL J. KALITOWSKI

Assistant Trust Officer of FIRST BANK AND TRUST COMPANY OF ILLINOIS, a banking corporation, and
BENJAMIN D. DOBRET

Assistant Trust Officer of said banking

" OFFICIAL SEAL
DAWN M. MALACHUK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/30/95

corporation, respectively known to me to be the same persons whose names are subscribed to the foregoing instrument as
Trust Officer and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledge
that they did sign and deliver the said instrument in their own free and voluntary act, and as the free and voluntary
act of said banking corporation, Trustee, for the uses and purposes therein set forth, and the said Assistant Trust Officer,
there acknowledged that he did countersign the corporate seal of said banking corporation, did affix
the said seal of said banking corporation to said instrument as Trustee, for the uses and purposes therein set forth.

Over under and before Notary Seal this 24TH day of FEBRUARY, 1995

*Micheal J. Kalitowski*Notary Public
DAWN M. MALACHUK2629 NORTH SEMINARY, UNIT D
CHICAGO, ILLINOIS 60614

For information on current street address of above described property

BOX 333-CTI

THIS INSTRUMENT PREPARED BY MICHAEL J. KALITOWSKI
FIRST BANK AND TRUST COMPANY OF ILLINOIS300 East Northwest Highway
Palatine, Illinois 60067Document Number
95228659

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EXHIBIT A

PARCEL 1:

Unit D in the 2629 North Seminary Condominium as delineated on the Plat of Survey of the following described real estate:

LOTS 38 AND 39 IN LILL'S AND HEIRS OF DIVERSEY SUBDIVISION OF OUTLOT 12 OF CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded February 24, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95130320, and as amended by Amendment Number 1 to the Declaration of Condominium, recorded March 29, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95211935, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of P-2, a limited common element as delineated on the Plat of Survey attached as Exhibit "D" to the Declaration of Condominium, recorded February 24, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95130320, and as amended by Amendment Number 1 to the Declaration of Condominium, recorded March 29, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95211935, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 14-29-410-018-0000, 14-29-410-019-0000

Common Address: 2629 North Seminary, Unit D
Chicago, Illinois 60614

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 only to:

- (1) general real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (3) applicable zoning and building laws and building lines restrictions, and ordinances;
- (4) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
- (5) easements, restrictions, conditions, building set-back lines and reservations of record;
- (6) provisions of the Act;
- (7) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto;
- (8) encroachments and other matters affecting title to the Property, the Common Elements or the Unit;
- (9) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (10) streets and highways, if any;
- (11) utility easements, whether recorded or unrecorded; and
- (12) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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