

# TRUSTEE'S DEED

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DOCUMENT NUMBER

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DEPT-01 RECORDING 27.50  
T00014 TRAN 5993 06/06/95 13:08:00  
4769 & JW \* 95-364826  
COOK COUNTY RECORDER

RECORDERS USE ONLY

Grantor, COSMOPOLITAN BANK AND TRUST a corporation of Illinois, 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/or filed and delivered to said bank pursuant to a certain Trust Agreement dated the 25th day of September, 19 87, and known as Trust Number 28293, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey and quit claims to William J. Mrozka, unmarried.

of 6230 N. Kenmore Avenue #1502 Chicago, Illinois 60660  
the following described real estate in COOK County, Illinois, together with the appurtenances attached thereto:

For Legal Description, see Exhibit "A" attached hereto and made a part hereof.

Subject To: See Exhibit "B" attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, all 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, 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 herein.

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.

## RECORD THIS DEED

NOTE: If additional space is required for legal - attach on separate 8 1/2 x 11 sheet.

PIN: 17-04-215-071-1035 Vol 498

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as trustee as aforesaid, has caused this trustee's deed to be signed by its Vice President [Signature] and its corporate seal to be affixed hereto and attested by its [Signature] - Land Trust Administrator this 30th day of May, 19 95

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# UNOFFICIAL COPY

COSMOPOLITAN BANK AND TRUST  
as Trustee as aforesaid, and not personally,

By: *Antonio Guillen*  
Vice President ~~XXXXXXXXXXXX~~

Attest: *Todd W. Cordell*  
~~XXXXXXXXXXXX~~ - Land Trust Administrator



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

Antonio Guillen  
Vice President ~~XXXXXXXXXXXX~~ of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and

Todd W. Cordell  
~~XXXXXXXXXXXX~~ - Land Trust Administrator of said Bank,

personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President ~~XXXXXXXXXXXX~~ and ~~XXXXXXXXXXXX~~ - Land Trust Administrator 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, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said ~~XXXXXXXXXXXX~~ - Land Trust Administrator did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

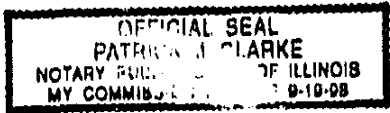
State of Illinois }  
County of Cook } SS

This instrument was prepared  
By: Spring Alexander  
Land Trust Department  
Cosmopolitan Bank and Trust  
801 North Clark Street  
Chicago, Illinois 60610-3287

Given under my hand and notarial seal this 30th day of

May, 19 95.

*Patrick M. Clarke*  
Notary Public

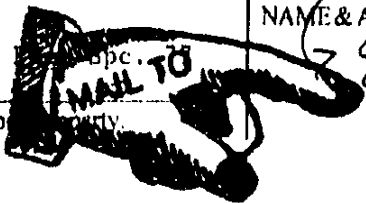


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Mail to: William J. Mroczka Form 2606  
1309 N. Wells St., Unit 902  
Chicago, Illinois 60610

NAME & ADDRESS OF TAXPAYER: (MAIL TO!)  
CHRISTOPHER W. HELT & ASSOCIATES  
CHICAGO FINANCIAL PLAZA  
526 W. ERIE ST.  
CHICAGO, IL 60610  
(314) 266-0531

1309 N. Wells St., Unit 902  
Chicago, Illinois 60610  
Street address of above described property



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## EXHIBIT A

### Legal Description

UNIT 902 AND PARKING SPACE NO. 77, A LIMITED COMMON ELEMENT, IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91074681, AS AMENDED (THE "DECLARATION OF CONDOMINIUM") AND LOCATED IN LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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CITY OF CHICAGO  
005

STATE OF ILLINOIS | 9536-1826  
REAL ESTATE TAXES  
DEPARTMENT OF REVENUE | 568-025  
141501

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## EXHIBIT B

### 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, thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1994 not yet due and payable and taxes for 1995 and subsequent years; (j) assessments established pursuant to the Declaration of Condominium; (k) applicable zoning laws and ordinances; and (l) encroachments (if any) which do not render title to the Unit unmarketable.

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05/22/95

Cook County Clerk's Office

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