

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(INDIVIDUAL)

95380918

Tror 32240.5

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DEPT-01 RECORDING \$27.50  
T#0011 TRAN 7138 06/13/95 09:54:00  
#7793 + RV \*-95-380918  
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 22nd day of MAY, 19 90, and known as Trust Number 2044, for and in consideration of the sum of TEN and 00/100-----Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto David Meyers and Kimberly Meyers, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety.

Address of Grantee 538 South Ridgeland, Oak Park, Illinois 60504

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

SEE LEGAL ATTACHED

P. I. N. 14-33-420-004

95380918

(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 (XXXXX) (Trust Officer) and attested by its (XXXXXX) (Trust Officer), this 6th day of JUNE 19 95.

CAPITOL BANK AND TRUST

as Trustee, as aforesaid, and not personally.

BY:

*[Signature]*  
Its (XXXXXX) (Trust Officer)

ATTEST: By:

*[Signature]*  
(XXXXXX) (Trust Officer)

BOOK FILE INS

2750

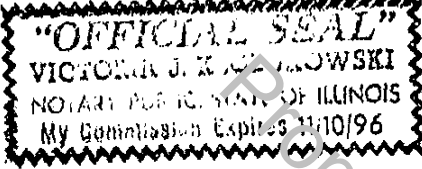
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STATE OF ILLINOIS )  
COUNTY OF )

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named (XXXXXX) (Trust Officer) and (XXXXXX) (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, (XXXXXX) (Trust Officer) and (XXXXXX) (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 (XXXXXX) (Trust Officer) then and there acknowledged that said (XXXXXX) (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 (XXXXXX) (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 6th day of JUNE 19 95

*Victoria J. Robotkowiak*  
Notary Public  
My Commission Expires: NOVEMBER 10, 1996



ADDRESS OF PROPERTY  
1647 NORTH SEDWICK UNIT 1  
CHICAGO, ILLINOIS 60614

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 W. FULLERTON AVENUE  
CHICAGO, ILLINOIS 60639

Mail subsequent tax bills to:  
(Name) 12000 Meyer  
(Address) 1647 N. Sedwick #1  
Chicago IL 60614

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUN-3-95  
945.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
244.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUN-3-95  
884.50

Cook County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUN-3-95  
122.00

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## EXHIBIT A

### LEGAL DESCRIPTION

Unit 1 in The 1647 North Sedgwick Condominium as delineated on a Survey of the following described parcel of real estate:

LOT 1 (EXCEPT THE SOUTH 68/100 FEET THEREOF) IN CANADA'S SUBDIVISION OF LOTS 32, 33 AND THE SOUTH 9 67/100 FEET OF LOT 34 IN NORTH ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CAPITOL BANK AND TRUST, AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 22, 1990, AND KNOWN AS TRUST NO. 2044 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94-287876, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM THE SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME).

Property address: Unit 1, 1647 North Sedgwick, Chicago, IL 60614  
Permanent Index Number: 14-33-420-004

Grantor also hereby grants to the Grantee, its successor and assigns, the exclusive limited common element right for Parking Space P-2 as set forth on said plat of survey.

Grantor further 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 said 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, 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.

This Deed is subject to: (1) general real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) 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; (4) covenants, conditions and easements of record; (5) provisions of the Illinois Condominium Property Act; (6) the Declaration, the By-Laws and all other

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condominium documents and all amendments and exhibits thereto; (7) the encroachment of the three-unit building and encroachment of the car port located on the above described real estate onto the contiguous parcel of real estate to the south as more fully shown on the aforementioned survey; and (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee.

Under Chapter 100.2, Condominiums, of the Municipal Code of Chicago, as amended and the Illinois Condominium Property Act, as amended, certain tenants have a right of first refusal in a condominium conversion. The tenant of the above described real estate, if any, either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to the real estate. Such waiver or failure to exercise the right of first refusal extinguished any legal or equitable right or interest the tenant may have had to the possession or acquisition of the real estate.

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11/11/2014