

UNOFFICIAL COPY

TRUSTEE'S DEED

96442196

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 0901 06/10/96 15:22:00
 #5299 CG *-96-442196
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 28TH day of MAY, 1996, 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 23RD day of NOVEMBER, 1994, and known as Trust Number 10-1896, party of the first part, and

JEFFREY A. SOBLE, AN UNMARRIED PERSON
3933 NORTH CLARENDON, #511 of (CHICAGO, ILLINOIS 60613) parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100--- 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.

Permanent Real Estate Index No. 14-33-109-033 AND 14-33-109-034

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

BOX 333-CTI

This space for affixing Stamp and Revenue Stamp

96442196

Document Number

76-09-133 D.D RUSAB (192)

5/31

250

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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 28TH day of MAY, 1996

Dawn M. Malachuk

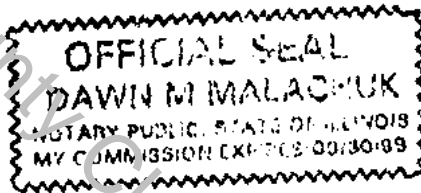
Notary Public DAWN M. MALACHUK

COOK
CO. NO. 016
076075



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.O. 10776 JUN 10 '96
D. DEPT. OF REVENUE 233.00



REVENUE
STAMP
P.O. 10434



116.50

★ 3289
★ DEPT. OF REVENUE
★ CHICAGO, ILLINOIS

CHGO.
STATION TAX
900.00

★ 3210
★ DEPT. OF REVENUE
★ CHICAGO, ILLINOIS

CHGO.
STATION TAX
847.50

2226 NORTH LINCOLN AVENUE, #4C
CHICAGO, ILLINOIS

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

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 4C IN OZ PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND OF LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION IN 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 RECORDED AS DOCUMENT NUMBER 96383607; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 96383607.

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 RECALLED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: THE RIGHTS, IF ANY, OF EDWARD HINES LUMBER COMPANY PURSUANT TO THEIR NOTICE OF CLAIM FOR MECHANICS' LIEN DATED OCTOBER 17, 1995, ADDITIONALLY.

SUBJECT TO: THE RIGHTS, IF ANY, OF SELCO INDUSTRIES, INC. PURSUANT TO THEIR MECHANIC'S LIEN; NOTICE & CLAIM DATED JANUARY 25, 1996.

COMMONLY KNOWN AS 2226 NORTH LINCOLN AVENUE, #4C, CHICAGO, ILLINOIS
P.L.N. 14-33-109-022 AND 14-33-109-034

96442196

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Property of Cook County Clerk's Office