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TRUSTEE'S DEED
(INDIVIDUAL)

96523456

- DEPT-01 RECORDING \$29.00
- T#0012 TRAN 1261 07/09/96 15:43:00
- 40296 ÷ CG *-96-523456
- 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 00/100 Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto MARY ANNE MUPO

Address of Grantee 809 N. RACINE UNIT 301 CHICAGO, ILLINOIS 60622

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.

SUBJECT TO: SEE ATTACHED

(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 (~~Assistant~~) (Trust Officer) and attested by its (Assistant) (Trust Officer), this 26th day of JUNE 19 96.

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

[Signature]
Trust Officer

BY:

ATTEST: By:

(Assistant)(Trust Officer)

BOX 333-CTI

96523456

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10F3
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C01814C

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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 (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 28th day of JUNE, 19 96

Diane Mathias
Notary Public
My Commission Expires: SEPTEMBER 25, 1999

ADDRESS OF PROPERTY
809 N. RACINE UNIT 301
CHICAGO, ILLINOIS 60622

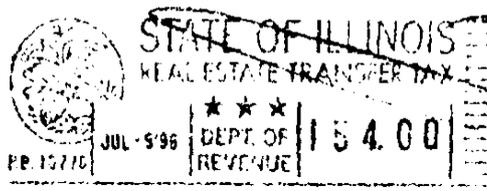
The above address is for information only and is not part of this deed.



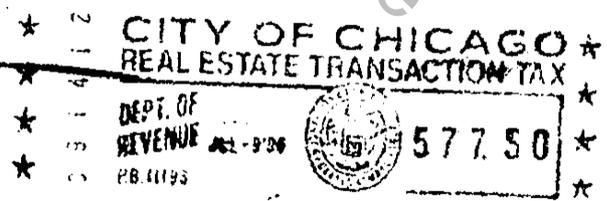
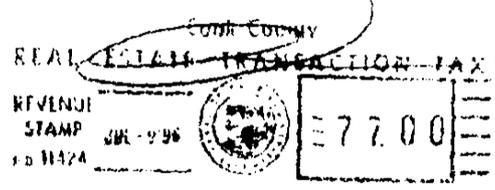
This instrument was prepared by:
(Name) CAPITOL BANK AND TRUST
(Address) 4801 W. FULLERTON AVENUE
CHICAGO, ILLINOIS 60639

Mail subsequent tax bills to:
(Name) MARY ANN RIZZO
(Address) 809 N RACINE # 301
CHICAGO, ILL 60622

077376
CO. NO. 018



13631



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STREET ADDRESS: 809 NORTH RACINE AVENUE

UNIT 301

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-05-415-030-1010

17 05 415 030 1010

LEGAL DESCRIPTION:

UNIT NOS. 301 AND P-6 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

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Subject to: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) leases and licenses affecting the common elements of the property; (4) the Condominium Declaration; (5) public, private and utility easements; (6) covenants, conditions and restrictions of record; (7) applicable zoning and building laws, ordinances and restrictions; and (8) roads and highways, if any.

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Exhibit 1 to Warranty Deed

1) There was no previous tenant of Unit 301 at 809 North Racine, Chicago, Illinois.

2) 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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