

UNOFFICIAL COPY

Lakeside Bank

96649399

TRUSTEE'S DEED

THIS INDENTURE, Made this 24th
Day of July, 1996,

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 6th day of

DEPT-01 RECORDING \$29.00
T#0012 TRAN 1810 08/23/96 10:28:00
#1012 CG *-96-649399
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

October, 1993, and known as Trust Number 10-1583, party of the first part and Bradley J. Wolfe & Yok Lin Cheng Wolfe, his wife, not as tenants in common, not as joint tenants, but as tenants by the entirety,

of 2174-C South China Place, Chicago IL 60616 party 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 consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Legal description attached hereto as Exhibit A and made a part hereof. Subject to: the Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof. Subject to: Exhibit C attached hereto and made a part hereof.

COOK COUNTY RECORDER'S OFFICE
154077
RB.10004

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
130.00
DEPT. OF REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
65.00
REVENUE STAMP
FEB 11 1996

Subject to: Usual Covenants, Conditions and Restrictions of record, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever said party of the second part.

Property Address: 2174-C South China Place, Chicago IL 60616

Permanent Index Number: 17-21-433-020-1003

BOX 333-CTI

7618367 FZ 30F S (KJ) DE

2900

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This deed is executed by party of the first part pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of any trust deeds, mortgages, and any other liens, restrictions and covenants of record, if any, in said county.

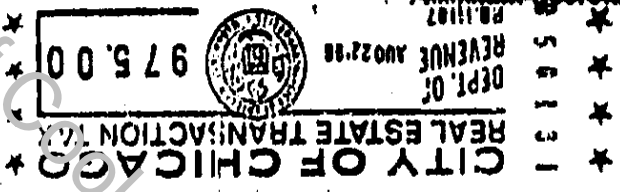
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

This instrument was prepared by the Land Trust Department of Lakeside Bank 55 W. Wacker Drive Chicago, Illinois 60601-1699

Lakeside Bank As Trustee aforesaid By [Signature] Vice-President and Trust Officer

State of Illinois) County of Cook)

Attest [Signature] Assistant Secretary



I, the undersigned, a NOTARY PUBLIC in and for said County in the State aforesaid DO HEREBY CERTIFY that Vincent Talve Vice-President and Trust Officer of Lakeside Bank and Michael J. McCawley Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instruments as his 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 24th Day of July, 1996

[Signature] NOTARY PUBLIC



MAIL TO: Marty DeRoik 122 S. Michigan Ave., St. 1800 Chi., IL 60603

TAX BILLS TO:

66251536

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STREET ADDRESS: 2174-C SOUTH CHINA PLACE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-21-433-020-1003

LEGAL DESCRIPTION:

PARCEL 1: UNIT 2174-C IN THE 2174 SOUTH CHINA PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN JADE GARDEN UNIT 1, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL 'TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FACTIONAL 1/4 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993, AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94931641 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN AND BY DEED RECORDED AS DOCUMENT NO. _____

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EXHIBIT C

The real estate described in Exhibit A of this 'Trustee's Deed has at all times prior to the date hereof been vacant, and said real estate has not been previously leased or otherwise occupied by any tenant.

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 Ownership for 2174 South China Place Condominium recorded as document no. 94931641, 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 Trustee's 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.

Of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

IF ANY, (1) General Real Estate taxes not due and payable at the time of Closing; (2) the Declaration, Articles and By-Laws of the Condominium Association and of the Jade Garden Master Homeowners' Association, including all amendments and exhibits thereto; (3) Applicable Zoning and Building Laws and Ordinances including Planned Unit Development; (4) Purchaser's Mortgage and any other acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) Easements, Agreements, Conditions, Covenants and Restrictions of Record; (6) Leases, Licenses and Easements affecting the Common Area; (7) Party Wall Agreements; (8) the Lien of Additional Taxes which may be assessed by reason of the construction of new or additional improvements on the Property; (9) any Covenants, Conditions and Restrictions of Record; (10) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser; and (11) Jade Garden Master Homeowners' Association formed for Adjacent Community Areas for the common benefit of all Associations and Owners.

None of the deed restrictions shall impact Purchaser's use of the property as a single family residence.

Amir

96549339

