

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(JOINT TENANTS)

96714863

DEPT-01 RECORDING \$25.00  
T00012 TRAH 2047 09/18/96 15:26:00  
#1376 + CG \*--96-714863  
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 01st day of DECEMBER, 19 95, and known as Trust Number 2688, 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 **WILLIAM PATRICK HICKEY and JOELLE KACHEL**

(Address of Grantee) 1841 WALANSIA CHICAGO, ILLINOIS 60622

not as tenants in common, but as joint tenants, the following described real estate situated in COOK COUNTY together with the tenements and appurtenances thereto belonging, to wit:

SEE LEGAL ATTACHED:

P. I. N. 13-25-409-012-0000

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 provisions 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 11th day of SEPTEMBER, 19 96.

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

BY:   
its (~~Assistant~~) (Trust Officer)

ATTEST:   
(Assistant) (Trust Officer)

**BOX 333-CTT**

96714863

76 22 521 F 1 Day 3

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STATE OF ILLINOIS )  
 ) SS,  
 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) 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 act, 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 11th day of SEPTEMBER 19 96

*Jane Burrichter*  
 Notary Public

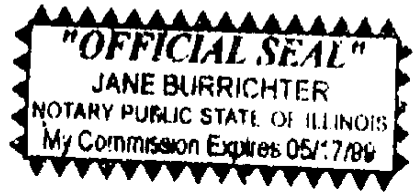
My Commission Expires 5-17-99  
 Mail subsequent tax bills to

(Name) William P. Hickey  
 (Address) 2709 1/2 West Schubert  
 Chicago, IL 60647

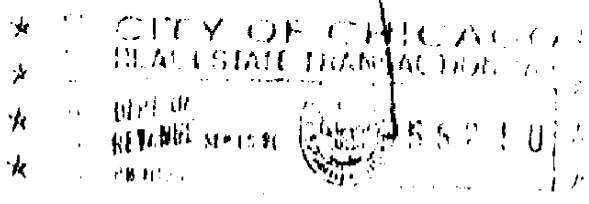
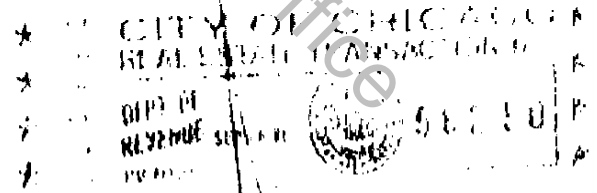
This instrument was prepared by:  
 (Name) CAPITOL BANK AND TRUST  
 (Address) 4801 W. FULLERTON AVENUE  
 CHICAGO, ILLINOIS 60639

ADDRESS OF PROPERTY  
 2709-2D W. SCHUBERT  
 CHICAGO, ILLINOIS 60647

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



After Recording Mail to:  
 JAMES V. JENNINGS  
 53 West Jackson Blvd.  
 Suite 918  
 Chicago, IL 60604



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## DEED EXHIBIT "A"

Parcel 1: UNIT 1709-2D AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: LOTS 1, 2, 3, AND 4 IN BLOCK 7 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE WEST 1/4 OF THE SOUTH EAST 1/4 SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP WHICH DECLARATION WAS RECORDED June 7, 1995 AS DOCUMENT NUMBER 96-437408, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

Parcel 2:

The exclusive right to the use of the Parking Space P-9, a Limited Common Element as delineated on the Survey attached as Exhibit "C" to the Declaration in aforesaid recorded as document 96-437408.

Subject to: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act, if amendments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1995 second installment and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any; leases and licenses affecting the common elements).

Grantor also hereby grants to Grantee, their 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and 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 conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

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