

UNOFFICIAL COPY

96068844 17/18/96

THIS INDENTURE,

MADE this 10th day of

October 7631477, 19 96, between

STANDARD BANK AND TRUST

COMPANY, a corporation of Illinois, as

trustee under the provisions of a deed or

deeds in trust, duly recorded and delivered

to said bank in pursuance of a trust

agreement dated the 10th day of

October 19 96, and known

as Trust Number 15025,

party of the first part, and

Dominic DiBenedetto, a bachelor

whose address is 11103 South St. Louis Avenue, Chicago, IL 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 and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 24-23-202-001-0000, 24-23-202-002-0000, 24-23-202-083-0000

Common Address: Unit 204, 11103 South St. Louis Avenue, Chicago, IL 60655

SEE ATTACHED FOR "SUBJECT TO"

"THE TENANT OF UNIT 204 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

BOX 333-CTI

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 pursuant to and in the exercise of 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 every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 VP SR T.O. and attested by its T.O. the day and year first above written.

Prepared by: Marlene Hebert
STANDARD BANK AND TRUST COMPANY
7800 WEST 95th STREET
HICKORY HILLS, IL 60457

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Brian M. Granato, T.O.

By: Francesco Roselli, VP SR T.O.

96910100

DEPT-01 RECORDING \$27.00
T#0012 TRAN 3239 12/02/96 14:53:00
#3049 DT *-96-910100
COOK COUNTY RECORDER

Deed # 96068875

2700 37

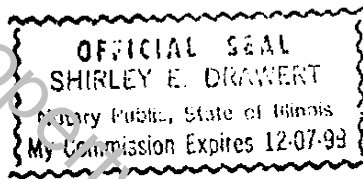
96910100

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STATE OF ILLINOIS COUNTY OF COOK}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY, that
 Francesco Roselli of the STANDARD BANK AND TRUST COMPANY
 and Brian M. Granato of said Company, personally known to me to be the same persons
 whose names are subscribed to the foregoing instrument as such VP SR T.O. and T.O., 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 Company, for the uses and purposes therein set forth; and the
 said T.O. did also then and there acknowledge that he as custodian of the corporate seal of said Company did
 affix the said corporate seal of said company to said instrument as his own free and voluntary act, and as the free and
 voluntary act of said Company, for the uses and purposes of therein set forth.

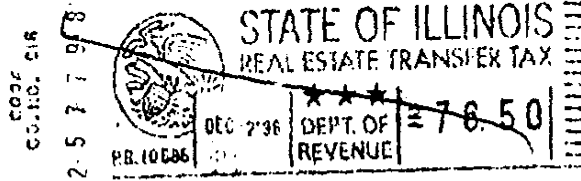
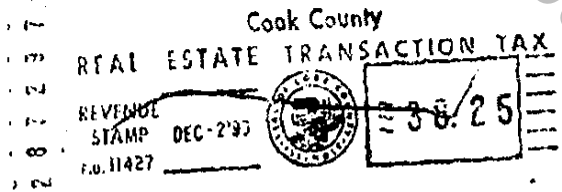
Given under my hand and Notarial Seal this 15th day of October, 1996.



Shirley E. Drawert
 Notary Public

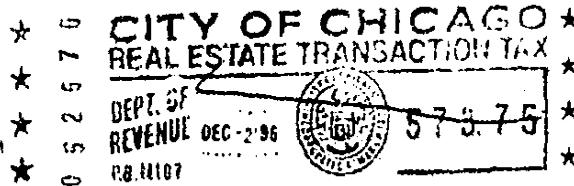
MAIL TO:

Dominic DiBenedetto Maureen Masal
 11108 South St. Louis Avenue, Unit 204, 1601 S. Cicato Ave #01
 Chicago, IL 60655 Oak Forest, IL 60452



TRUSTEE'S DEED

STANDARD BANK A



STANDARD BANK AND TRUST CO.
 7800 West 95th Street, Hickory Hills, IL 60457

00101696

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EXHIBIT A LEGAL DESCRIPTION

Unit Number 204 (the "Unit") in Courtyard Condominium as defined in the Declaration of Condominium Ownership dated as of June 12, 1996 and recorded on August 23, 1996 as document number 96649344 (the "Declaration") and as delineated on the survey of the following described real estate:

Parcel 1:

Lots 1, 2, and 3 in Ytsma's Subdivision, being a Subdivision of Lots 2, 4, 6, 8 and 10 in the Subdivision of Block 6 in Bond's Subdivision of the Northeast 1/4 (excepting the South 100 acres thereof and excepting 1 acre in the Northwest corner of the East 1/2 in said Quarter Section) of Section 23, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

All that part of the North and South 14 feet public alley lying West and adjoining the West line of Lot 5 in Klein's Resubdivision of Lots 1, 3, 5, 7, and the North 21 feet of Lot 9 in Block 6 in Bond's Subdivision of the Northeast 1/4 of Section 23, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, (except the South 100 acres and also except 1 acre in the Northwest corner of the East 1/2 of said Quarter Section deeded to the school commissioner(s) lying East of and adjoining the East line of Lot 1 in Ytsma's Subdivision, being a Subdivision of Lots 2, 4, 6, 8, and 10 in the Subdivision of Block 6 in Bond's Subdivision aforementioned and lying North of and adjoining the South line of said Lot 5 in Klein's Resubdivision aforementioned produced West 14 feet; said part of public alley herein vacated being further described as the North 125 feet, more or less, of the North and South public alley in Block bounded by West 111th Street, West 112th Place, South Trumbull Avenue and South St. Louis Avenue, in Cook County, Illinois.

which survey is attached as Exhibit D to the Declaration (the "Survey"), together with its undivided percentage interest in the common elements as defined and set forth in the Declaration and the Survey.

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 the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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.

Permanent Index Number(s): 24-23-202-001-0000
24-23-202-002-0000
24-23-202-083-0000

Property Address: 11103 South St. Louis Avenue
Chicago, Illinois

96910100

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00311224

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SUBJECT TO:

(1) current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing; (2) the terms and provisions of the Declaration or any amendments thereto; (3) public, private and utility easements, including any easements established by, or implied from, the Declaration or any amendments thereto; (4) covenants, conditions, restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Condominium as a personal residence); (5) applicable zoning and building laws, ordinances and restrictions; (6) roads and highways, if any; (7) limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended; (8) rights of tenants under the existing lease of the purchased Condominium, if applicable; provided the Purchaser is not the existing tenant of the purchased Condominium; (9) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (10) installments due after the date of closing for assessments established pursuant to the Declaration; (11) matters over which the Title Company is willing to insure; (12) acts done or suffered by the Purchaser; and

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96910100

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