

UNOFFICIAL COPY

THIS INDENTURE,

MADE this 15th day of

November, 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 95, and known

as Trust Number 15020

party of the first part and

Tracy A. Zak, an unmarried woman,

whose address is 11103 S. St. Louis Street, Unit 203, Chicago, Illinois

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 LEGAL DESCRIPTION ATTACHED

SEE PIN NUMBER ATTACHED

SEE COMMON ADDRESS ATTACHED

SEE SUBJECT TO ATTACHED

"THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM." *par/ut*

BOX 999 071

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, 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 AVP & T.O. and attested by its T.O. the day and year first above written.

Prepared by: Virginia Lukomski
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
Brian M. Granato, T.O.

By: Bridgette W. Scanlan
Bridgette W. Scanlan, AVP & T.O.

96962685

DEPT-01 RECORDING \$27.00
T40012 TRAN 3445 12/20/96 15:14:00
10934 CG 96-96-962685
COOK COUNTY RECORDER

2700
13

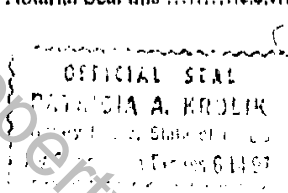
96962685

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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
 Bridgette W. Scanlan 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 A.V.P. & 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 18th day of November, 1986

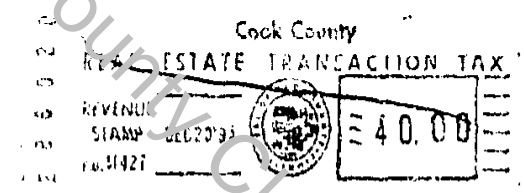
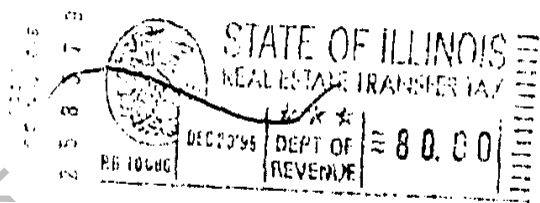


Patricia A. Krolik

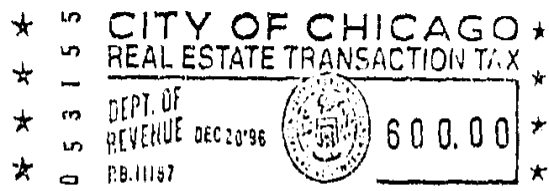
Notary Public

MAIL TO:

Tracy A. Zak
11103 S. St. Louis St., Unit 203
Chicago, Illinois



96962685
 TRUSTEE'S DEED
 STANDARD BANK AND TRUST CO.



STANDARD BANK AND TRUST CO.
 7800 West 95th Street, Hickory Hills, IL 60557

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EXHIBIT A LEGAL DESCRIPTION

Unit Number 203 (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 Ytama'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 commissioners) lying East of and adjoining the East line of Lot 1 in Ytama'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 11th 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

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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) ~~instalments 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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UNOFFICIAL COPY MAP SYSTEM

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records. DEC 20 1996

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

PIN:

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NAME

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MAILING ADDRESS:

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CITY

C	H	I	C	A	G	O						
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STATE:

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6	0	6	5	5	-			
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PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

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CITY

C	H	I	C	A	G	O						
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