

UNOFFICIAL COPY

TRUSTEE'S DEED
(INDIVIDUAL)

96973475

CAPITOL BANK AND TRUST

DEPT-01 RECORDING \$25.00
T#0012 TRAN 3501 12/26/96 15:18:00
#2808 JIM *-96-973475

COOK COUNTY RECORDER

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 1st day of December, 19 95, and known as Trust Number 2688 for and in consideration of the sum of Ten and no hundreds Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto VICTOR C. NEUMANN FOUNDATION, an Illinois Not-For-Profit Corporation

Address of Grantee 2354 North Milwaukee Avenue
Chicago, Illinois 60647

the following described real estate situated in the Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED

25
5-25-409-012-0000

(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 ~~Trust Officer~~ (Trust Officer) and attested by its ~~Trust Officer~~ (Trust Officer), this 11th day of November 19 96.

BOX 333-CTI

CAPITOL BANK AND TRUST

as Trustee, as aforesaid, and not personally.

Its ~~Trust Officer~~ (Trust Officer)

ATTEST: By:

Sharon K. [Signature]
(Trust Officer)

96973475

① 7627577F2 101F3 KJ/MW

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF COOK)

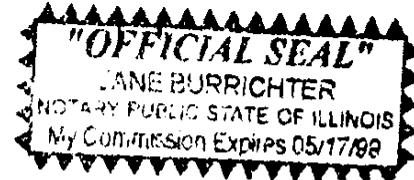
I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named ~~(Assistant) (Trust Officer)~~ and ~~(Assistant) (Trust Officer)~~ SS, of CAPITOL BANK AND TRUST, an Illinois Banking Corporation. Grantor, personally known to me to be the same persons 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 14th day of November, 19 96

Jane Burrichter
Notary Public
My Commission Expires: 5-17-99

ADDRESS OF PROPERTY
Units 2648-2 and 2648-3 N. Washtenaw
Chicago, Illinois 60647

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 West Fullerton Avenue
Chicago, Illinois 60639

Mail subsequent tax bills to:
(Name) Victor C. Neumann Foundation
(Address) 2354 N. Milwaukee
Chicago, Illinois 60647

EXEMPT UNDER PROVISIONS OF PARAGRAPH
REAL ESTATE TRANSFER TAX ACT.

DATE

BUYER, SELLER OR REPRESENTATIVE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 26 '96
11424
198.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEC 26 '96
11424
198.00

COMMON ADDRESS:

UNOFFICIAL COPY

Units 2648-2 AND 2648-3
N. Washtenaw Chicago, Illinois 60647
Parking Space P-
(Limited Common Element)
13-25-409-012-0000 Undivided

PIN:

DEED:

Capitol Bank & Trust Company N.A. as Trust Agreement dated December 1, 1995 and known as Trust No. 2688.

GRANTEE(S):

THE VICTOR C. NEUMANN FOUNDATION

DEED
EXHIBIT "A"

PARCEL 1: UNIT 2648-2 AND 2648-3, IN THE WASHTENAW-SCHUBERT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND 4 IN BLOCK 7 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96-437408, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NO. 96-437408.

Commonly Known As Units 2648-2 AND 2648-3 PIN: 13-25-409-012-0000 (Undivided)
Chicago, IL 60647

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 statements 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 1996 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.

TENANTS NOTICE: The Grantor certifies that any prior Tenants entitled to notice of Tenants rights under Section 30 of the Illinois Condominium Property Act were given such notice.

This instrument prepared by:
Richard D. Joseph, Esquire
Attorney at Law
53 West Jackson Boulevard, #1750
Chicago, Illinois 60604
Tel: (312) 341-0227
Fax: (312) 939-0402

96072025

UNOFFICIAL COPY

Property of Cook County Clerk's Office