

UNOFFICIAL COPY

TRUSTEE'S DEED

96187264

DEPT-01 RECORDING \$25.00
T#0012 TRAN 9563 03/12/96 10:23:00
#1402 # ER *-96-187264
COOK COUNTY RECORDER

The above space for recorder's use only

25.

THIS INDENTURE, made this 29TH day of JANUARY, 1996, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the BTH day of SEPTEMBER, 1995, and known as Trust Number 10-1967, party of the first part, and RICHARD A. BEREZA, A MARRIED PERSON, AND LAUREN E. BEREZA, AN UNMARRIED PERSON, AS JOINT TENANTS, 700 CARDINAL DRIVE, S.E. of EAST GRAND RAPIDS, MI parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index No. 17-16-408-035-1079 AND 17-16-408-035-1081

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust 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 trusts 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part 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 the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

FD-259 3687

[Handwritten Signature]

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COUNTY OF COOK
STATE OF ILLINOIS SS.

I, BECKY D. ZIVISKI a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT

MICHAEL J. KALITOWSKI

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and MICHAEL C. WINTER, Assistant Trust
Officer of said banking corporation, 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 banking corporation as Trustee,
for the uses and purposes therein set forth and the said Assistant Trust Officer did also
then and there acknowledge that he/she, as custodian of the corporate seal of said
banking corporation, did affix the said corporate seal of said banking corporation to said
instrument as his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29TH day of JANUARY, 19 96.

Becky D. Ziviski

Notary Public BECKY D. ZIVISKI



Cook Count,

COOK
CO. NO. 615
073110



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 1 '98
DEPT. OF REVENUE
253.00

REAL ESTATE

REVENUE
STAMP



126.50

9278196

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★
★

DEPT. OF REVENUE
CHICAGO

CHGO.
900-

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★
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DEPT. OF REVENUE
CHICAGO

Clerk's Office
CHGO.
997.50

621 SOUTH PLYMOUTH COURT, UNITS 902/904
CHICAGO, ILLINOIS 60605

For information only insert street
address of above described property.

THIS INSTRUMENT PREPARED BY:
MICHAEL J. KALITOWSKI
FIRST BANK AND TRUST COMPANY OF ILLINOIS

300 East Northwest Highway
Palatine, Illinois 60067

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBERS 902 AND 904 IN MOSER BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 21, 22, 23, 24 AND 25 IN BRAND'S SUBDIVISION OF BLOCK 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A CERTAIN PORTION OF SAID PARCEL DESIGNATED "COMMERCIAL PROPERTY" IN THE DECLARATION AND LABELLED "NOT INCLUDED" ON THE SURVEY, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93400371; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 93400371.

COMMONLY KNOWN AS 621 SOUTH PLYMOUTH COURT, UNITS 902/904, CHICAGO, ILLINOIS 60605

P.I.N. 17-16-40B-035-1079 AND 17-16-40B-035-1081

SUBJECT TO: (I) GENERAL REAL ESTATE TAXES NOT YET DUE; (II) BUILDING SET-BACK LINES; (III) UTILITY EASEMENTS OF RECORD AND (IV) ACTS DONE OR SUFFERED BY BUYER.

Mail to

RICHARD A. BERERA

700 Cardinal Dr

E. Grand Rapids MI

96187204

49106

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