

# UNOFFICIAL COPY

## TRUSTEE'S DEED

96285851

DEPT-01 RECORDING \$25.50  
 T#0011 TRAN 1197 04/17/96 11:52:00  
 #2260 + RV \*-96-285851  
 COOK COUNTY RECORDER

The above space for recorder's use only

2006286MTC, LaSalle, IL  
 THIS INDENTURE, made this 3RD day of APRIL, 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 13TH day of MARCH, 1995, and known as Trust Number 10-1920, party of the first part, and -----  
THERESA M. KING, AN UNMARRIED PERSON  
2644 N. WAYNE of CHICAGO, ILLINOIS 60614 parties 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 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. 14-20-121-024 & 14-20-121-025

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

This space for affixing Stickers and Revenue Stamps

Document Number

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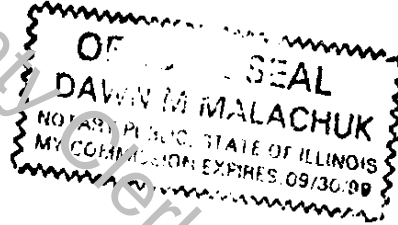
COUNTY OF COOK  
STATE OF ILLINOIS SS.

I, DAWN M. MALACHUK 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 3RD day of APRIL, 1996.

*Dawn M Malachuk*  
Notary Public DAWN M. MALACHUK



STATE OF ILLINOIS  
NOTARY PUBLIC

MAIL TO  
15958220  
mail to:  
Thomas Bucaro  
43 W Jackson  
Suite 905  
Chgo, IL 60604

APR 11 1996  
CITY OF CHICAGO

3616-18 N. JANSSEN, UNIT 2N  
CHICAGO, ILLINOIS 60614

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

★ 114333  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ RECEIVED FEB 21 1996  
★ 840.00

★ 100078  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX

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## LEGAL DESCRIPTION RIDER

PARCEL 1: UNIT ~~15~~<sup>2N</sup> IN 3616-18 N. JANSSEN STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17 AND 18 IN BLOCK 3 IN SICKEL AND HUFMEYER'S 2<sup>ND</sup> ADDITION TO LANE PARK IN THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96257336, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-~~15~~<sup>2N</sup>, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96257336.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.

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.

THIS DEED IS FURTHER SUBJECT TO (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (3) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO; (4) CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (5) COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND BUILDING LINES OF RECORD; (6) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (7) PUBLIC UTILITY EASEMENTS; (8) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (9) PRIVATE EASEMENTS.

GRANTOR CERTIFIES THAT NO NOTICE OF INTENT AS REQUIRED BY SECTION 50 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS OF THE PARCEL AT THE TIME THE CONVERSION PROCESS COMMENCED.

IN: 14-20-121-024 & 14-20-121-025

COMMONLY KNOWN AS: 3616-18 N. JANSSEN, #15, CHICAGO, IL 60613

196265851

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