

TRUSTEE'S DEED

96308164

Mail to: David Spork
First Bank and Trust Company
333 W. Jackson St.
St. 3800
Chicago, IL 60604

DEPT-01 RECORDING \$27.00
T00012 TRAN 0296 04/24/96 11:23:00
#3562 # CG *-96-308164
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 8TH 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 4TH day of NOVEMBER, 1994, and known as Trust Number 10-1889, party of the first part, and MICHAEL J. MITCHELL, AN UNMARRIED PERSON 1719 N. HALSTED of CHICAGO, ILLINOIS 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.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index No. 14-29-302-033-0000

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
96308164

BOX 333-CTI

UNOFFICIAL COPY

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 8TH day of APRIL, 1996.

Dawn M Malachuk
Notary Public DAWN M. MALACHUK

96308164

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 23 96
180.75

OFFICIAL SEAL
DAWN M MALACHUK
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 02/02/00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
APR 23 96
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
APR 23 96
361.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
APR 23 96
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
APR 23 96
713.25

2734 N. SOUTHPORT, UNIT A
CHICAGO, ILLINOIS
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 A in the 2734 North Southport Condominium as depicted on the Plat of Survey of the following described parcel of real estate:

THE NORTH 50 FEET OF THE EAST 123.16 FEET OF LOT 4 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded November 15, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95792503 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of P-2 and P-3, limited commons element as delineated on the Plat of Survey attached to the Declaration aforesaid, recorded November 15, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95792503.

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.

Permanent Index Number: 14-29-302-033-0000

Common Address: 2734 North Southport, Unit A
Chicago, Illinois 60614

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EXHIBIT B

Subject only to:

- (i) general real estate taxes not yet due and payable at the time of closing
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (iii) applicable zoning and building laws and building lines restrictions, and ordinances;
- (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
- (v) easements, restrictions, conditions, building set-back lines and reservations of record;
- (vi) provisions of the Act;
- (vii) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto;
- (viii) easements, encroachments and other matters affecting title to the Property, the Common Elements or the Unit;
- (ix) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (x) streets and highways, if any;
- (xi) utility easements, whether recorded or unrecorded; and
- (xii) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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