Läkeside Bank



TRUSTEE'S DEED

THIS INDENTURE, Made this 24th

Day of April 1996.

between Lakeside Bank, an Illinois Banking

Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in passuance of a Trust Agreement dated the Sth day of

96357392

DEPT-01 RECORDING

\$29.00

. T#8012 TRAN 0541 05/10/96 11:25:00

\$1298 + CG *-96-357392

COOK COUNTY RECORDER

39

(The Above Space For Recorder's Use Only)

Cindy Lam & Tu Hou Lam, as joint tenants with right of survivorship.

of 2174-F South China Place, Chicago IL 60616

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of <u>Ten and No/100</u>
(\$10.00)-----Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in <u>Cook</u> County, Illinois, to wit:

Legal description attached hereto as Exhibit A and made a part hereof. Subject to: the Permitted Exceptions set forch in Exhibit B attached hereto and made a part hereof. Subject to: Exhibit C attached hereto and made a part hereof.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX



Subject to: Usual Covenants, Conditions and Restrictions of record.

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 and benefit forever said party of the second part.

Property Address: 2174-F South China Place, Chicago IL 60616

Permanent Index Number: 17-21-433-020-1006

BOX 333-CTI

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This deed is executed by party of the first part parsuant to and in the exercise of the 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 any trust deeds, mortgages, and any other liens, restrictions and covenants of record, if any, in said county.

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 Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

This instrument was prepared by the	Lakeside Bank
Land Trust Department of Lakeside Bank	/As Trustge atoresaid.
55 W. Wacker Drive	By Must or
Chicago, Illinois 60601-1699	Vice-President and Trust Officer
700	Alless Michael & She Carly
State of Illinois	Assistant Secretary
County of Cook	900.00
94	
Hu undersigned a NOTARY I	PUBLIC in and for said County in the State aforesaid
DO HEREBY CERTIFY that Vincour Tolure	Vice-President and Trust Officer of
Lakeside Bank and Michael J. Uclauley A	wisten feetstary of said Bank, personally known to
ne to be the same persons whose names are subscribed to the	ne foregoing instrument as such Officers, respectively.
appeared before me this day in person and acknowledged the	at they signed and delivered the said instrument as
heir own free and voluntary act, and as the free and volunta et forth; and the said Assistant Secretary did also then and t	ry act of said East, for the uses and purposes therein
he corporate seal of said bank, did affix the said corporate s	
ree and voluntary act, and as the free and voluntary act of sa	aid Runk for the uses and suppose therein as fout
GIVENiunder my hand and Notarial Seal this 2416	Day of Log 0 193/
	54) 0.
	Mazy C. ASER
	NOTARY PUBLIC
	OFFICIAL SEAL
	MARY C. ADLER NOTARY PUBLIC. STATE OF ILLINOIS MY COMMISSION EXPIRES 9-8-98
IAIL TO: MARUIN HERMAL	
703 & Dearbox	TAX BILLS TO:
Ohingo Fillusos	

EXHIBIT B

PERMITTED EXCEPTIONS

IF ANY, (1) General Real Estate taxes not due and payable at the time of Closing; (2) the Declaration, Articles and By-Laws of the Condominium Association and of the Jade Garden Master Homeowners' Association, including all amendments and exhibits thereto; (3) Applicable Zoning and Building Laws and Ordinances including Planned Unit Development; (4) Purchaser's Mortgage and any other acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) Easements, Agreements, Conditions, Covenants and Restrictions of Record; (6) Leases, Licenses and Easements affecting the Common Area; (7) Party Wall Agreements; (8) the Lien of Additional Taxes which may be assessed by reason of the construction of new or additional improvements on the Property; (9) any Covenants, Conditions and Restrictions of Record; (10) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser: and (11) Jade Garden Master Homeowners' Association formed for Adjacent Community Areas for the common benefit of all Associations and Owners. ex socs.

Of County Clerk's Office

Property of Cook County Clerk's Office

EXHIBIT C

The real estate described in Exhibit A of this Trustee's Deed has at all times prior to the date hereof been vacant, and said real estate has not been previously leased or otherwise occupied by any tenant.

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 Ownership for 2174 South China Place Condominium recorded as document no. 54931641, 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 Trustee's Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same is though the provisions of said Declaration were recited and stipulated at length herein.

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EXHIBIT A

PARCEL 1:

UNIT 2174-F IN THE 2174 SOUTH CHINA PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND 4 IN JADE GARDEN UNIT 1, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993, AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, 11 LINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94931641 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN AND BY DEED RECORDED AS DOCUMENT NO.

96357392.

nina 1006 2174-F South China Place, Chicago IL 60616 Commonly known as:

17-21-433-020-1006 P.I.N.:

Property of Cook County Clark's Office