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Lakeside Bank

TRUSTEE'S DEED

DEPT-01 RECORDING \$29.00
 T#0012 TRAN 0541 05/10/96 11:25:00
 #1298 + CG *-96-357392
 COOK COUNTY RECORDER

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 pursuance of a Trust
 Agreement dated the 4th day of

(The Above Space For Recorder's Use Only)

October, 1993, and known as Trust Number 10-1583, party of the first part and
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 Ten and No/100
 (\$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 Cook County, Illinois, to wit:

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

COOK CO. NO. 018
 250312

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

MAY-9'96 DEPT. OF REVENUE 120.00

Cook County
 60.00
 00.00

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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

JPW 7/6/10/96

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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.

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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. 94931641, 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 as 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, ILLINOIS; 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.

Commonly known as: 2174-F South China Place, Chicago IL 60616
P.I.N.: 17-21-433-020-1006

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