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96380828

TRUSTEE'S DEED

DEPT-01 RECORDING \$29.00
T40012 TRAN 0665 05/20/96 11:31:00
#5901 CG *-96-380828
COOK COUNTY RECORDER

7602739
CARSON FZ
1 OF 3

*J. CO
NIM*

THIS INSTRUMENT, made this 23rd day of April, 1996, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 31st day of March, 1995, and known as Trust No. 95-1561, party of the first part, and JOSE A. MARRERO, JR., a single person, of 420 E. Ohio Street, Chicago, Illinois 60611, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, JOSE A. MARRERO, JR., a single person, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached as "Exhibit A"

P.I.N. Part of 17-05-101-033, 17-05-101-034, 17-05-101-035, and 17-05-101-052

Commonly known as 1540M North Greenview Avenue, Chicago, IL 60622

Subject to See Attached "Exhibit B"

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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 trust 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.

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COOK
CO. NO. 016

075346



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 17 1991 DEPT. OF REVENUE 149.50

REA:

Cook County

74.75

REVENUE
STAMP



★ ★
1 1 5 0 0
3 1 2 5 0

CHGO.
900-

CHGO.
221.25

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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 Trust Officer and attested by its Asst. Trust Officer the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By [Signature]
Attest [Signature]

STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by

Joan Creaden
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Susan L. Jutzi of State Bank of Countryside and Joan Creaden of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. 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 act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Asst. Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 23rd day of April, 1996.

OFFICIAL SEAL
MARSHA A CZARNIK-THOMPSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 17, 1999

[Signature]
Notary Public

D Name Jose MARRERO
E
L Street 1540M N. GREENVIEW
I
V City CHICAGO, IL. 60602
E
R Or
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

1540 M North Greenview Avenue
Chicago, IL 60622

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BOX 333-CTI

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EXHIBIT A

LEGAL DESCRIPTION

The North 16.16 feet of the South 100.03 feet (except the West 63.0 feet) of Lots 21, 22, 23, 24 and 25 taken as a single tract in John F. Starr's Subdivision of the Northeast 1/4 of Block 5 in Canal Trustee's Subdivision of the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, except that part of said Lot 24 lying Easterly of a line drawn from a point on the North line of said Lot 24, said point being 6.65 feet West of the Northeast corner thereof to a point on the East line of said Lot 24; said point being 10.00 feet North of the Southeast corner thereof; also excepting that part of said Lot 25 lying Easterly of a line drawn from a point on the North line of said Lot 25, said point being 18.0 feet West of the Northeast corner thereof and running Southeasterly to a point on the South line of said Lot 25, said point being 6.65 feet West of the Southeast corner thereof, all in Cook County, Illinois.

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 Covenants, Conditions, Restrictions, Easements, Party Wall Rights and Maintenance for Renaissance Mews Row Houses recorded as Document 96318379 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 as the same as though the provisions of said Declaration were recited and stipulated at length herein.

Address of Property: 1540M North Greenvew Avenue
Chicago, Illinois 60622

P.T.I.N. Part of 17-05-101-033, 17-05-101-034,
17-05-101-035, and 17-05-101-052

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EXHIBIT B

"SUBJECT TO"

Subject only to: (1) covenants, conditions and restrictions of record; (2) party wall rights, (3) real estate taxes not yet due and payable; (4) applicable zoning and building laws or ordinances; (5) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (6) Declaration of Covenants, Conditions, Restrictions, Easements, Party Wall Rights and Maintenance for Renaissance Mews Row Houses.

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