

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(JOINT TENANTS)

97615557

DEPT-01 RECORDING \$25.00  
 T30012 TRAN 6403 08/21/97 14:50:00  
 7624 ER #97-615557  
 COOK COUNTY RECORDER

10 of 3 st CAPITOL BANK AND TRUST

The above space is for the recorder's use only

GRANTOR, CAPITOL BANK AND TRUST, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a certain Deed or Deeds in Trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement dated the 1st day of DECEMBER, 19 95, and known as Trust Number 2688, for and in consideration of the sum of TEN and 00/100 Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto GERALDO ROMAN and GUADALUPE ROMAN

(Address of Grantee) 1338 N. CLAREMONT CHICAGO, ILLINOIS 60608

not as tenants in common, but as joint tenants, the following described real estate situated in COOK COUNTY together with the tenements and appurtenances thereto belonging, to wit:

SEE LEGAL ATTACHED

P.I.N. 13-25-409-012-0000 (UNDIVIDED)

SUBJECT TO: SEE ATTACHED

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (~~AXXXXX~~) (Trust Officer) and attested by its (~~AXXXXX~~) (Trust Officer), this 8th day of APRIL, 19 97.

CAPITOL BANK AND TRUST

as Trustee, as aforesaid, and not personally.

BY: \_\_\_\_\_

Its (~~AXXXXX~~) (Trust Officer)

ATTEST: \_\_\_\_\_

*Sharon K. Crowley*  
Its (~~AXXXXX~~) (Trust Officer)

BOX 333-CIT

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STATE OF ILLINOIS )

) SS,

COUNTY OF )

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named (Assistant) (Trust Officer) and (Assistant) (Trust Officer) of CAPITOL BANK AND TRUST, An Illinois Banking Corporation, Grantor, 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 the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said (Assistant) (Trust Officer) then and there acknowledged that said (Assistant) (Trust Officer) as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said (Assistant) (Trust Officer) own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of APRIL, 19 97

*Lorraine Perry*  
Notary Public

My Commission Expires: SEPTEMBER 18, 2000

Mail subsequent tax bills to:

(Name)

(Address)



This instrument was prepared by:

(Name) CAPITOL BANK AND TRUST

(Address) 4801 W. FULLERTON AVENUE

CHICAGO, ILLINOIS 60639

ADDRESS OF PROPERTY

2711 2D WEST SCHUBERT

CHICAGO, ILLINOIS 60647

The above address is for information only and is not part of this deed

MAIL TO:

*Julius S. Kone*

*750 Lake Cook Rd*

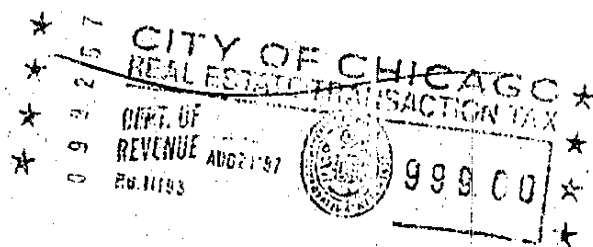
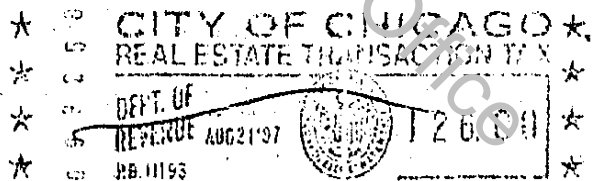
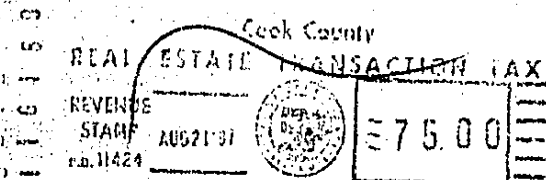
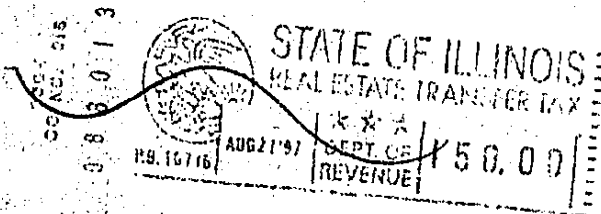
*Suite 135*

*Buffalo Grove, IL*

*60089*

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COMMON ADDRESS:

**UNOFFICIAL COPY**

Unit  
2711-2D (Schubert), Chicago Illinois 60647  
Parking Space P- 3  
(Limited Common Element)  
13-25-409-012-0000 Undivided

PIN:

DEED:

Capitol Bank & Trust Company N.A. As Trust Agreement dated December 1, 1995 and known as Trust No. 2688.

GRANTEE(S):

**DEED  
EXHIBIT "A"**

**PARCEL 1:** UNIT 2711-2D, IN THE WASHTEAW-SCHUBERT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND 4 IN BLOCK 9 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96-437488, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:** THE RIGHT TO THE USE OF P. 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NO. 96-437488.

**Subject To:** Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, there to; public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1996 and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any; leases and licenses affecting the common elements).

Grantor also hereby grants to Grantee, their successors and assigns, as right 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and 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 conveyed on the conditional limitation that the percentage of ownership of said Grantee in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

**TENANTS NOTICE:** The Grantor certifies that prior Tenants entitled if any to notice of Tenants rights under Section 30 of the Illinois Condominium Property Act were given such notice.

This instrument prepared by:  
Richard D. Joseph, Esquire  
Attorney at Law  
53 West Jackson Boulevard, #1730  
Chicago, Illinois 60601  
Tel: (312) 341-0227  
Fax: (312) 939-0402

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