

**TRUSTEE'S DEED (INDIVIDUAL)**  
THIS INSTRUMENT WAS PREPARED BY  
**TONI Y. BENNETT**  
**CAPITOL BANK & TRUST**  
8383 WEST BELMONT AVE., RIVER GROVE, IL

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THIS INDENTURE, made this 25TH day of SEPTEMBER, 1997, between CAPITOL BANK & TRUST, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, 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

The above space for recorders use only

delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 1ST day of DECEMBER, 1995, and known as Trust Number 2688, party of the first part, and CHAD TUNEBERG, 2014 WEST MELROSE, CHICAGO, IL. 60618 party of the second part.

A.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE LEGAL AS PART OF DEED EXHIBIT "A" ATTACHED

Common Address: UNIT 2646-1D NORTH WASHTENAW, CHICAGO, IL. 60647

PIN: 13-25-409-012-0000

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, benefit and behoof, forever, of said party of the second part.

SUBJECT TO: SEE LEGAL AS PART OF DEED EXHIBIT "A" ATTACHED

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
RECEIVED  
NOV 17 1997  
124.00

BOX 333-CTI

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
RECEIVED  
NOV 17 1997  
124.00

CITY OF CHICAGO  
DEPARTMENT OF REVENUE  
RECEIVED NOV 17 1997  
930.00

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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered 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 one of its Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.

CAPITOL BANK & TRUST,

as Trustee, as aforesaid, and not personally,

By: [Signature]  
VICE PRESIDENT/TRUST OFFICER

Attest: [Signature]  
ASSISTANT SECRETARY

Property of [Watermark]

STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President /Trust Officer and Assistant Secretary of the CAPITOL BANK & TRUST, An Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary 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 Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Corporation caused the corporate seal of said Illinois Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal, Date OCTOBER 3, 1997

Notary Public Judy Micheletto

Notary's Office [Watermark]

DELIVERY

NAME MICHAEL J. DAWIDOWICZ  
MATTHIAS AND BELIAH  
STREET 230 W. MONROE ST STE 2220  
CITY CHICAGO, ILL 60606  
OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

COMMON ADDRESS: Unit 2646-1D North Washtenaw, Chicago, Illinois 60647

UNOFFICIAL COPY

PIN: Parking Space P-1  
(Limited Common Element)  
13-25-409-012-0000 Undivided

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

GRANTEE(S): Chad Tuneberg

DEED  
EXHIBIT "A"

PARCEL 1: UNIT 2646-1D, IN THE WASHTENAW-SCHUBERT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND 4 IN BLOCK 7 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 96-437408, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NO. 96-437408.

Commonly Known As: Unit 2646-1D North Washtenaw, Chicago, IL 60647

PIN: 13-25-409-012-000 (Undivided)

Subject To: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto, 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 1997 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 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 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 Grantees 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, #1750  
Chicago, Illinois 60604  
Tel: (312) 341-0227  
Fax: (312) 939-0402

97845002

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