

MAIL RECORDED DEED TO:

Jeffrey T. Garcia

161 W. Harrison #303

Chicago, IL 60605

OR: Recorder's Office Box Number

Send Subsequent Tax Bills To

96-09119-000

(The Above Space For Recorder's Use Only)

THIS INDENTURE, made this 19th day of November, 1997, between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, as Trustee under the provisions of a deed (s) in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 19th day of JULY, 1993 and known as Trust No. 1-2212, party of the first part, and

T.
JEFFREY GARCIA
UNIT 803, PB-15, 161 W. HARRISON ST., CHICAGO, IL 60605

(Name and Address of Grantee)

party of the second part.

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

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF

together with tenements and appurtenances thereto belonging.

Lawyers Title Insurance Corporation

Permanent Real Estate Index Number(s): 17-10-402-025
Address(es) of Real Estate: UNIT 805 & PB-15, 161 W. HARRISON ST., CHICAGO, IL 60605

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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 its Trust Officer and attested by its Vice President,, the day and year first above written.

UNOFFICIAL COPY

10350848

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
177.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV 28 1997
\$88.75

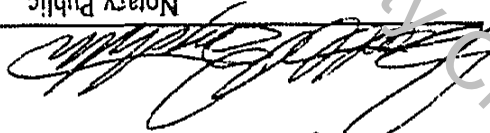
CITY OF CHICAGO
RECORDS & CLERK
1885.82

BRIDGEVIEW BANK AND TRUST
7940 South Harlem Avenue
Bridgeview, Illinois 60455

Dolores Reinke

This Instrument was prepared by:

Notary Public



OFFICIAL SEALS
SCOTT BOYDSTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/08/01

Given under my hand and notarial seal this 19TH of NOVEMBER, 1997.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer and Vice President of Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

STATE OF ILLINOIS
SS
COOK COUNTY

By Dolores M. Reinke
Trust Officer
Attest Scott Boydston
Vice President

BRIDGEVIEW BANK AND TRUST
as Trustee as aforesaid

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EXHIBIT "A"

Legal Description

ATTACHED AND MADE A PART OF TRUSTEE'S DEED DATED NOVEMBER 19, 1997 TO JEFFREY GARCIA

Units 803 and PB-15 in the Market Square Lofts Condominium as delineated on a survey of the following described real estate: PARCEL 1: Lot 2 (except the West 4 feet) and Lot 5 (except the West 4 feet) and Lot 8 (except the West 4 feet) in Subdivision of Block 101 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: Lot 11 (except the West 4 feet) and the North 2/3 of Lot 14 (except the South 22.3 feet and except except the West 4 feet thereof) in Block 101 in School Section Addition to Chicago, all in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as Document Number 97225742, as amended from time to time, together with its undivided percentage interests in the common elements.

Grantor hereby grants to the grantees, 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 aforesaid, and grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

This 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.

The Tenant, if any, of Unit No. 803 and PB-15 either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants For Market Square Lofts Condominium ("Declaration of Condominium") and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due on the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed of grantee, if any; (j) general taxes for the year 1997 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; and to existing tenant lease and existing laundry lease; (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (o) leases and licenses affecting the Common Elements.

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