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TRUSTEE'S DEED

TENANCY IN COMMON

After Recording Mail to:

James L. Farina
542 S Dearborn
Ste 1010
Chicago, IL 60605

Name and Address of Taxpayer:

FRANCIS SASSETTI
5741 North Artesian
Chicago, Illinois 60659

97075972

DEPT. OF RECORDING \$25.50
TRAN 5470 02/03/97 13:43:00
KF -97-075972
COUNTY RECORDER

2550

THIS INDENTURE, made on the 6th day of JANUARY, 1997 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated April 1, 1975, and known as Trust Number (1-5193, Party of the First Part, and FRANCIS SASSETTI, a Bachelor, Party of the Second Part, 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 grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

FOR LEGAL DESCRIPTION OF PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with the tenements and appurtenances thereunto belonging:

Property Address: 4750-1 N. Magnolia, Chicago, Illinois 60640
PIN # ~~XXXXXXXXXX~~ 14-17-104-014
XXXX

4750 N Magnolia
1041
97075972

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 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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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.

ALBANY BANK & TRUST COMPANY N A,
as Trustee Aforesaid

By [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)

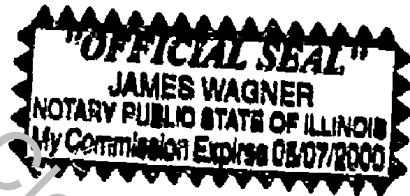
) ss

COUNTY OF COOK)

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 the above named Vice President 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of JANUARY, 1997.

[Signature]
Notary Public



Illinois Transfer Stamp - Exempt under provisions of paragraph ___ section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Arnold J. Karzov, General Counsel and Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625

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COMMON ADDRESS

Unit 4750-1 Parking Space P-2
(Limited Common Element)
4748-50 N. MAGNOLIA, Chicago, Illinois 60640

PIN

14-17-104-014-0000 / Volume 478 Undivided

DEED:

Albany Bank & Trust Company N.A. As Trust Agreement dated, April 1, 1996 and known as Trust No. 11-5193

GRANTEE(S): FRANCIS SASSETTI

BUYERS:

DEED EXHIBIT "A"

Parcel 1:

UNIT 4750-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MAGNOLIA POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96-859368, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

The exclusive right to the use of the Parking Spaces P-2, a Limited Common Element as Delineated on the Survey attached as Exhibit "C" to the Declaration in aforesaid recorded as document 96-859368.

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 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, all 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 any Tenants entitled to notice under Section 30 of the Illinois Condominium Property Act were given such notice.

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