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COLE TAYLOR BANK

97076701

TRUSTEE'S DEED

This Indenture, made this 15th day of January, 19 97, between Cole Taylor Bank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 26th day of May, 19 88, and known as Trust No. 94163, party of the first part and Smily K. Barton

DEPT-01 RECORDING \$25.50
 T#0009 TRAN 7010 02/03/97 15:04:00
 \$3130 ± SK *-97-076701
 COOK COUNTY RECORDER

parties of the second part.
 Address of Grantee(s): 1733 W. Irving Park Road, Chicago, IL 60613

N9700047
Kw 1062

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) 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 DESCRIPTION ATTACHED HERETO

~~CITY OF CHICAGO~~ ~~CITY OF CHICAGO~~
~~536.147~~ ~~538.121~~

SUBJECT TO: SEE ATTACHED

REAL ESTATE TRANSFER TAX
 \$71.75

97076701

P.I.N. part of 14-19-205-001,002,013

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to 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.

See Reverse

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and he caused its name to be signed to these presents by its _____ Vice President and attested by its Trust Officer, the day and year first above written.

COLE TAYLOR BANK
As Trustee, as aforesaid.

By:

Attest:

[Signature] Vice President
[Signature] Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, Do Hereby Certify, That _____ ~~XXXXXXXXXX~~ Trust Officer, Vice President, and _____ ~~XXXXXXXXXX~~ Vice President and 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said 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, 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 21st day of Jun, 19 97.



[Signature]
Notary Public

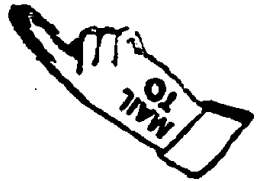
Mail To:

Deborah Hill, Esq.
430 W. Erie
Suite 307
Chicago, IL 60610

Address of Property:
Unit 411, 1733 W. Irving Park Road
Chicago, IL 60613

This instrument was prepared by:

COLE TAYLOR BANK
850 W. Jackson Boulevard
Chicago, IL 60607



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LEGAL DESCRIPTION

Parcel 1:

Unit No. 411 in the Post Card Place Condominium, as delineated and defined on the plat of survey of the following described parcel of real estate: Parcel A: Lots 1 through 10, in Block 2 in Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois. Parcel B: The Westerly 35 feet of Lot 44 in the Subdivision of Block 2 in H.C. Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Cole Taylor Bank as Successor Trustee to Harris Trust and Savings Bank, as Trustee under Trust Agreement dated May 26, 1988 and known as Trust No. 94163 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 96948549, together with its undivided percentage interest in said common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space No. , a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration.

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 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.

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. 411, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Condominium Property Act; (c) the Declaration, including all amendments and covenants thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee.

part of 14-19-205-001, 14-19-205-002 and
14-19-205-013
1733 West Irving Park Road
Chicago, Illinois

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Property of Cook County Clerk's Office

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