

97087829

DEPT-31 RECORDING 427.000  
TPO012 TRAM 3965 02/06/97 12:10:00  
4900 \$ CG M-97-087829  
COOK COUNTY RECORDER

The above space for recorder's use only

764 2394 F 1072

2700  
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This space for affixing Riders and Reverse Stamp

THIS INDENTURE made this 15TH day of JANUARY, 1997, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 delivered to said bank in pursuance of a certain Trust Agreement, dated the 24TH day of AUGUST, 1994, and known as Trust Number 10-1861, party of the first part, and DUDLEY T. MADDOX AND THERESA A. PETIT, HIS WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NO AS TENANTS IN COMMON of 1616 N. HUDSON, CHICAGO, IL 60614 parties of the second part.

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

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF

*Theresa A. Petit*  
Theresa A. Petit

Permanent Real Estate Index No. 14-33-330-019-1006

together with the tenements and appurtenances thereto 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

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 trusts 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS  
as trustee, as aforesaid, and not personally

By: *[Signature]* Trust Officer

ATTEST *[Signature]* Assistant Trust Officer

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BOX 333-057

# UNOFFICIAL COPY

COUNTY OF COOK  
STATE OF ILLINOIS

SS. I, BECKY D. ZIVISKI----- a Notary Public in and  
for said County, in the State aforesaid. DO HEREBY CERTIFY, THAT  
ROBERT G. HERSHENHORN-----

~~Assistant~~ Trust Officer of FIRST BANK and TRUST COMPANY OF  
ILLINOIS, a banking corporation, and CARL R. RATH-----

-----, Assistant Trust Officer of said banking corporation,  
personally known to me to be the same persons, whose names are subscribed  
to the foregoing instrument as such Assistant Trust Officer, respectively, ap-  
peared before me this day in person and acknowledged that they signed and  
delivered the said instrument as their own free and voluntary act of said bank-  
ing corporation as Trustee, for the uses and purposes therein set forth and  
the said Assistant Trust Officer did also then and there acknowledge that  
he/she, as custodian of the corporate seal of said banking corporation, did  
affix the said corporate seal of said banking corporation to said instrument  
as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set  
forth.

Given under my hand and Notarial Seal

this 15TH day of JANUARY 1997.

*Becky D. Ziviski*  
Notary Public



Property of Cook County Clerk's Office

97087823

**BOX 333-CT1**

1616 N. HUDSON, CHICAGO, IL 60614

THIS INSTRUMENT PREPARED BY  
FIRST BANK AND TRUST OF ILLINOIS  
300 East Northwest Highway  
Palatine, Illinois 60067

For information only insert street address of above described property.

# UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 6 IN HUDSON MEWS TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 20, 21, 22, 23, 24 AND 25 IN DIVERSEY'S SUBDIVISION OF PART OF BLOCK 54 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88171668 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(A):  
EASEMENTS FOR INGRESS EGRESS, SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 2 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126, AMENDED BY DOCUMENT NUMBER 88148708 AND 88171667.

(B):  
EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR LIGHT AND AIR, AND FOR PEDESTRIAN INGRESS AND EGRESS AND EMERGENCY VEHICULAR TRAFFIC AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 25685091.

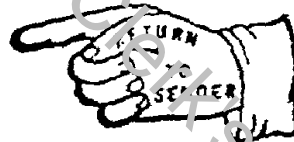
(C):  
EASEMENT FOR EXCLUSIVE RIGHT TO USE OF PARKING SPACES 80 AND SPACE 10 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT II TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126.

COMMONLY KNOWN AS 1616 N. HUDSON, CHICAGO, IL. 60614

P.I.N. 14-33-330-019-1006

97087823

FIRST BANK & TRUST CO. OF ILLINOIS  
300 E. NORTHWEST HIGHWAY  
PALATINE, ILLINOIS 60067



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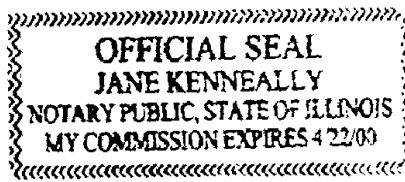
Property of Cook County Clerk's Office

UNOFFICIAL COPY  
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/10, 19 97 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said grantor  
this 10 day of Jan  
19 97



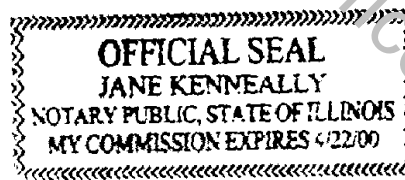
[Signature]  
Notary Public

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The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/10, 19 97 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said grantee  
this 10<sup>th</sup> day of Jan  
19 97



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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