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97109996

TRUSTEE'S DEED

DEPT-01 RECORDING \$25.00
 T0012 TRAN 4052 02/18/97 13:21:00
 43635 CG *-97-109996
 COOK COUNTY RECORDER

CTI/550037 Salas WA

THIS INDENTURE, made this 3rd day of October, 1996, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 12th day of October, 1995, and known as Trust No. 95-1619, party of the first part, and KEVIN J. DONAGHUE, of 2022 W. Moffat, #1, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, KEVIN J. DONAGHUE, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

P.I.N. 17-06-120-029

Commonly known as 2138 W. Potomac, Unit 1, Chicago, IL 60622

Subject to easements, covenants, conditions and restrictions of record, if any.
 Subject to general real estate taxes for 1996 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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 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 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.

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BOX 333-CTI

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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 Asst. Trust Officer and attested by its Asst. Vice Pres. the day and year first above written.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By Joan Creaden
Attest Andrew R. Soucek

STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Creaden
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Creaden of State Bank of Countryside and Andrew R. Soucek of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Trust Officer and Asst. Vice Pres., 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 Bank, for the uses and puposes therein set forth; and the said Asst. Vice Pres. did also then and there acknowledge that said Asst. 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 Asst. Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 3rd day of October, 1996.

OFFICIAL SEAL
MARTHA A CZARNIK-THOMPSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 17, 1999

Martha A. Czarnik-Thompson
Notary Public

D Name GREGORY AT RABINE
E
L Street
I
V City
E
R Or:
Y Recorder's Office Box Number 3

For Information Only
Insert Street and Address of Above
Described Property Here

2138 W. Potomac, Unit 1
Chicago, IL 60622

971.09996

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2138-1 IN THE POTOMAC PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 9 IN BLOCK 1 IN A. N. WATERMAN'S SUBDIVISION OF THE WEST 5 ACRES OF THE SOUTH 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 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 96309669, AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96753684 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★

DEPT. OF REVENUE FEB 18 '97
PB. 11193

999.00 ★




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CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★

DEPT. OF REVENUE FEB 18 '97
PB. 11193

500.25 ★




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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE FEB 18 '97
PB. 10774

200.00




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COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP FEB 18 '97
PB. 11824

0.00



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: April 30, 1993 Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to before me by said Grantor/Agent this 30th day of April, 1993. Witness my hand and official seal.

Notary Public

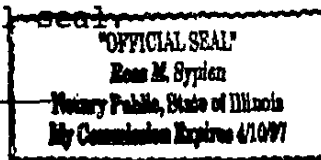


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 30, 1993 Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee/Agent this 30th day of June, 1993. Witness my hand and official seal.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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93775238

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