

UNOFFICIAL COPY

TRUSTEE'S DEED
(JOINT TENANTS)

97132651

DEPT-01 RECORDING \$25.00
T:0012 TRAN 4143 02/26/97 12:50:00
56922 * CG *-97-132651
COOK COUNTY RECORDER

CAPITOL BANK AND TRUST

The above space is for the recorder's use only

GRANTOR, CAPITOL BANK AND TRUST, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a certain Deed or Deeds in Trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement dated the 23rd day of March, 19 90, and known as Trust Number 2002, for and in consideration of the sum of Ten and no hundreds Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto
* William V. Dolgi and Rita Platt

WILLIAM DOLGI a/k/a*

(Address of Grantee) 3819 West Kenmore
Chicago, Illinois 60613

not as tenants in common, but as joint tenants the following described real estate situated in Cook together with the tenements and appurtenances thereto belonging, to wit:

LEGAL DESCRIPTION RIDER: See Attached Exhibit "A"

P.T.N.: _____

SUBJECT TO: Real Estate Taxes for 1996 and subsequent years.

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

TO HAVE AND TO HOLD the aforesaid property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ~~Trust Officer~~ (Trust Officer) and attested by its ~~Trust Officer~~ (Trust Officer), this 14th day of February, 19 97.

CAPITOL BANK AND TRUST
as Trustee, as aforesaid, and not personally.
BY: [Signature]
Its ~~Trust Officer~~ (Trust Officer)
ATTEST: [Signature]
Its ~~Trust Officer~~ (Trust Officer)

7644527 RW/DB 1/3
De Reg #17-12836

97132651

BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named ~~(X) (Trust Officer)~~ and ~~(X) (Trust Officer)~~ (Trust Officer) of CAPITOL BANK AND TRUST, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, ~~(X) (Trust Officer)~~ and ~~(X) (Trust Officer)~~ (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 acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said ~~(X) (Trust Officer)~~ (Trust Officer) then and there acknowledged that said ~~(X) (Trust Officer)~~ (Trust Officer) as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said ~~(X) (Trust Officer)~~ (Trust Officer) 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 14th day of February, 19 97.

Lorraine Perry
Notary Public

This instrument was prepared by:
(Name) Capitol Bank and Trust
(Address) 4801 West Fullerton Avenue
Chicago, Illinois 60639

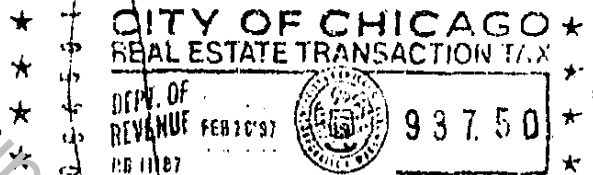
My Commission Expires: _____
Mail subsequent tax bills to:

(Name) _____
(Address) _____

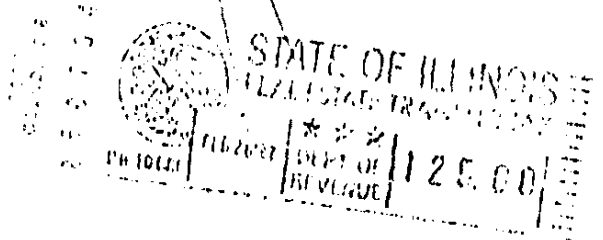


ADDRESS OF PROPERTY
2242 West Irving Park
Chicago, Illinois

The above address is for information only
and is not part of this deed



Mailed to:
John Meyers
77 W. Washington
#600
Chicago, IL 60602



97132651

UNOFFICIAL COPY

EXHIBIT A

Unit 1 in the 2242 West Irving Park Road Condominium as delineated on a survey of the following described real estate: Lot 22 in A.H. Burley's Subdivision of Lots 1 and 4 of Block 9 in William B. Ogden's Subdivision of the Southwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 97132651 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

The tenant previously located in Unit 1 had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 cost of preparing this deed shall be the responsibility of the grantee.
Initial common element for Unit 1.

97132651

UNOFFICIAL COPY

Property of Cook County Clerk's Office