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97146734

DEPT-01 RECORDING \$27.50
T#0011 TRAN 5812 03/04/97 15:19:00
#2661 # * -97-146734
COOK COUNTY RECORDER

N9602314 Kw 1082

THE ABOVE SPACE FOR RECORDER'S USE ONLY

27,

This Indenture, made this 19th day of February A.D. 19 97 between LaSalle National Bank, Chicago, Illinois, 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 the 3rd day of February, 19 97, and known as Trust Number 120676 (the "Trustee"), and BRIAN E. MURPHY AND DANIELLE S. MURPHY, his wife, as joint tenants (the "Grantees") (Address of Grantees): 1733 W. Irving Park Road, Chicago, IL 60613

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: SEE ATTACHED

97146734

Property Address: Unit 503, 1733 W. Irving Park Road, Chicago, IL
Permanent Index Number: part of 14-19-205-001,002,013
together with the tenements and appurtenances thereunto belonging.

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To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever. not as tenants in common but as joint tenants

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Bank

as Trustee as aforesaid,

By Rosemary Collins
Assistant Vice President

Nancy A. Carlin
Assistant Secretary

This instrument was prepared by: Adam T. Berkoff - Rudnick & Wolfe 203 North LaSalle Street, Chicago, IL 60601	LASALLE NATIONAL BANK Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois }
County of Cook }

SS:

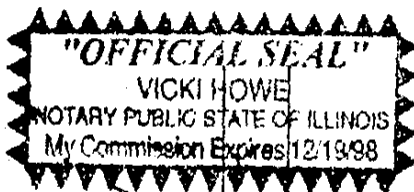
I, _____ the undersigned _____ a Notary Public in and for said County,

in the State aforesaid, Do Hereby Certify that Rosemary Collins

Assistant Vice President of LaSalle National Bank, and Nancy A. Carlin

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of February A.D. 19 97



Vicki Howe
Notary Public

97148734

Box No.

TRUSTEE'S DEED

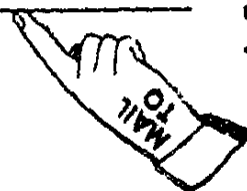
Address of Property

LaSalle National Bank

Trustee To

AFTER RECORDING RETURN TO:
Brian E. Murphy
1733 W. Irving Park Road, #503
Chicago, IL 60613

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60603-4192



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LEGAL DESCRIPTION

Parcel 1:

Unit No. 503 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. 503, 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 exhibits 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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~~CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FEB 1997~~

~~CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FEB 1997~~

~~STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FEB 1997~~

~~Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR-4'97
FEB 1997~~

Property of Cook County Clerk's Office

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