

# UNOFFICIAL COPY

**L** Lakeside Bank

97203795

## TRUSTEE'S DEED

THIS INDENTURE, Made this 18th  
Day of February, 1997

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust

Agreement dated the 29th day of October

1993, and known as Trust Number 10-1603, party of the first part and Billy M. Wong and Susan L. Wong as joint tenants with right of survivorship and not as tenants in common

of 2151-D S. China Place, Chicago, IL 60616 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of \*\*\*Ten and 00/100\*\*\* Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Legal description attached hereto as Exhibit A and made a part hereof.  
Subject to: the Permitted Exceptions set forth in Exhibit B attached hereto and made a part hereof.  
Subject to: Usual Covenants, Conditions and Restrictions of record.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX HARVEST DEPT OF REVENUE 195.00	Cook County REAL ESTATE TRANSACTION TAX HARVEST DEPT OF REVENUE 97.50
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together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever said party of the second part.

Property Address: 2166 South China Place, Chicago IL 60616

Permanent Index Number: 17-21-433-008-0000

**BOX 333-CTI**

7649566 F 2747

27-4

97203795

DEPT-01 RECORDING 427.00  
T40012 TRAN 4420 03/25/97 13:00:00  
47060 : 004 \* - 97 - 203795  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

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This deed is executed by party of the first part 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 any trust deeds, mortgages, and any other liens, restrictions and covenants of record, if any, in said county.

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 Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

This instrument was prepared by the  
Land Trust Department of Lakeside Bank  
55 W. Wacker Drive  
Chicago, Illinois 60601-1699

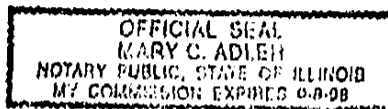
Lakeside Bank  
As Trustee aforesaid.  
By [Signature]  
Vice-President and Trust Officer

Attest [Signature]  
[Signature]  
Assistant Secretary

State of Illinois )  
                          ) SS.  
County of Cook    )

I, ~~THE UNDERSIGNED~~ Jurgens Tolve, a NOTARY PUBLIC in and for said County in the State aforesaid DO HEREBY CERTIFY that Jurgens Tolve Vice-President and Trust Officer of Lakeside Bank and Michael J. McCauley ~~Assistant Secretary~~ Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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 purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instruments as his 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 10th Day of February, 1997.



[Signature]  
NOTARY PUBLIC

97203795

MAIL TO: PHILIP CHOW  
2300 S. WENTWORTH  
CHICAGO, IL 60616

TAX BILLS TO: BILLY M. WONG  
2166 S. CHINA PLACE  
CHICAGO, IL 60616

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## EXHIBIT A

### PARCEL 1:

LOT 8 IN JADE GARDEN UNIT I, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993, AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN AND BY DEED RECORDED AS DOCUMENT NO.

97203795

Commonly known as: 2166 South China Place, Chicago IL 60616  
P.I.N.: 17-21-433-008-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

IF ANY, (1) General Real Estate taxes not due and payable at the time of Closing; (2) the Declaration, Articles and By-Laws of the Jade Garden Master Homeowners' Association, including all amendments and exhibits thereto; (3) Applicable Zoning and Building Laws and Ordinances including Planned Unit Development; (4) Purchaser's Mortgage and any other acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) Easements, Agreements, Conditions, Covenants and Restrictions of Record; (6) Leases, Licenses and Easements affecting the Common Area; (7) Party Wall Agreements; (8) the Lien of Additional Taxes which may be assessed by reason of the construction of new or additional improvements on the Property; (9) any Covenants, Conditions and Restrictions of Record; (10) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser; and (11) Jade Garden Master Homeowners' Association formed for Adjacent Community Areas for the common benefit of all Associations and Owners.

\* 00 CITY OF CHICAGO \*  
\* 01 REAL ESTATE TRANSACTION TAX \*  
\* 15 DEPT. OF \*  
\* 55 REVENUE MAR 21 1997 \*  
\* 00 88.11187 \*  
900.00

\* 00 CITY OF CHICAGO \*  
\* 01 REAL ESTATE TRANSACTION TAX \*  
\* 15 DEPT. OF \*  
\* 55 REVENUE MAR 21 1997 \*  
\* 00 88.11187 \*  
562.50

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