

# UNOFFICIAL COPY

Oak Brook Bank

## TRUSTEE'S DEED

97218868

DEPT-01 RECORDING \$27.00  
 T#0012 TRAN 4992 05/06/97 15:28:00  
 #6144 # CG \*-97-318868  
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, MADE THIS April 11, 1997 between OAK BROOK BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated January 25, 1994, and known as Trust Number 2652, party of the first part, and Andrew Lee,

of 6603 Beckwith, Morton Grove, IL, party of the second part.

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

Street Address: 3410 Lake Shore Drive, Unit 7J and P29, Chicago, IL

See Attached EXHIBIT A  
SEE ATTACHED EXHIBIT B

PREI No. 14-21-307-052-1037

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, 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. This deed is made subject to the liens of all trust deeds, mortgages or other liens or encumbrances upon said real estate, if any, recorded or registered in said county.

Trustees deed dated April 11, 1997 to Andrew Lee

Page 1

### BOX 333-CTI

7659 867 LB  
7/21/97

2700  
13

97218868

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
68.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
MAY 09 097  
18.11421  
34.25

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
REVENUE  
MAY 09 097  
18.11187  
513.75

89831326  
97318868

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL A: UNIT 7-J IN THE 3410 LAKE SHORE DRIVE CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN OWNERS DIVISION OF THAT PART OF LOT 26 (EXCEPT THE WESTERLY 200 FEET THEREOF) LYING WESTERLY OF SHERIDAN ROAD IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2: LOTS 18, 19, 20 AND 21 (EXCEPT THE SOUTH 100 FEET OF SAID LOTS) IN JONES SUBDIVISION OF LOT 22 IN PINE GROVE A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04017101, AND AS AMENDED BY AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 21, 1995 AS DOCUMENT 95807348; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF P-29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 04017101.

PERMANENT TAX INDEX NO.: 14-21-307-052-1037

ADDRESS OF REAL ESTATE: 3410 NORTH LAKE SHORE DRIVE,  
UNIT 7-J,  
CHICAGO, ILLINOIS 60657

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 OF UNIT 7-J HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL OR THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

03852020  
04017101

# UNOFFICIAL COPY

## EXHIBIT B

Subject to general real estate taxes for the years 1996 and subsequent affecting Parcels 1 and 2 and other property; Condominium Property Act of the State of Illinois; applicable zoning and building laws and ordinances; the Declaration of Condominium for 3410 Lake Shore Drive Condominium recorded as Document 04017101 and all amendments and supplements thereto, heretofore and hereafter recorded; Declaration of reciprocal easements recorded as Document 24937229; Lease and Memorandum of Site Agreement thereof recorded as Document 92340383; Non-Disturbance, Consent, Attornment and Subordination Agreement recorded as Document 94097446; encroachments disclosed by Plat of Survey made by B. H. Suhr and Company, Inc., dated July 26, 1993, Order No. 93-918; installments due after closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration aforesaid all of which assessments Grantee assumes and agrees to pay; mechanics' lien claim in favor of Hayes Boiler and Mechanical, Inc. recorded as Document 95204139 in the amount of \$1,850.40 plus service charges as permitted by law; mechanics' lien claim in favor of NHP Services of Niles recorded as Document 95309553 in the amount of \$8,036.53.

Cook County Clerk's Office  
95309553

# UNOFFICIAL COPY

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

**OAK BROOK BANK**  
as Trustee, as aforesaid, and not personally,

By Katharine L. Blumenthal  
Trust Officer

Attest Stuart M. Nugent  
Assistant Secretary

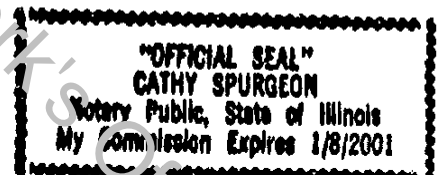
STATE OF ILLINOIS, ss  
COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Katharine Blumenthal, Trust Officer and \_\_\_\_\_, Assistant Secretary of the OAK BROOK BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Trust Officer and Assistant Secretary, 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 banking corporation, as Trustee, 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 banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his 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 18<sup>th</sup> day of April, 1997

Cathy Spurgeon  
Notary Public

My Commission Expires 1/8/2001



Trustees Deed dated April 11, 1997 to Andrew Leo

D  
E  
L  
I  
V  
E  
R  
Y

NAME M. S. HREICHENK  
STREET 6301 N AVALON  
CITY CHICAGO, IL 60631

OR

INSTRUCTIONS

RECORDERS OFFICE BOX NUMBER \_\_\_\_\_

9701868

This document prepared by

Oak Brook Bank  
1400 16th Street  
Oak Brook, IL. 60521