

UNOFFICIAL COPY

98413421

TRUSTEE'S DEED

1998-08-19 14:52:30

The above space for recorder's use only

THIS INDENTURE, made this 9TH day of JANUARY, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 bank in pursuance of a certain Trust Agreement, dated the 23RD day of OCTOBER, 1995, and known as Trust Number 10-1980, party of the first part, and MEHUL D. MEHTA

2814 N. SHEFFIELD #3-S of CHICAGO, IL parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/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, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE.

Permanent Real Estate Index No. 14-29-228-020 AND 14-29-228-021

together with the tenements and appurtenances thereto 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, SUBJECT, HOWEVER, to: the liens of all trusts 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

BOX 333-CTI

7700622 DO/FW 175

4

COUNTY OF COOK
STATE OF ILLINOIS SS.

I, Chris Koritko a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT

Robert G. Hershenhorn
~~Assistant~~ Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and Carl K. Roth, Assistant Trust
Officer of said banking corporation, personally known to me to be the same persons,
whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Trust Officer,
and Assistant 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 banking corporation as Trustee,
for the uses and purposes therein set forth and the said Assistant Trust Officer did also
then and there acknowledge that he/she, 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/her 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.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY 1998
148.25
1998

Given under my hand and Notarial Seal this 9th day of January, 1998.

Chris Koritko
Notary Public

CITY OF CHICAGO *
REAL ESTATE TRANSACTION TAX *
DEPT. OF REVENUE MAY 1998 *
PB. 11195 *
105823 *
999.00 *

OFFICIAL SEAL
CHRIS KORITKO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/16/00

CITY OF CHICAGO *
REAL ESTATE TRANSACTION TAX *
DEPT. OF REVENUE MAY 1998 *
PB. 11195 *
105830 *
195.75 *

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 1998
292.00
1998

Mail To: Tatolka, Foley, Kluener
One North LaSalle St
Suite 3100
Chicago, IL 60602

2814 N. SHEFFIELD, CHICAGO, IL
UNIT 3-S, GARAGE #P-1, STORAGE SPACE #S

For information only insert street
address of above described property.

THIS INSTRUMENT PREPARED BY:
FIRST BANK AND TRUST COMPANY OF ILLINOIS
300 East Northwest Highway
Palatine, Illinois 60067

CITY OF CHICAGO *
REAL ESTATE TRANSACTION TAX *
DEPT. OF REVENUE MAY 1998 *
PB. 11195 *
105823 *
999.00 *

UNOFFICIAL COPY

First Bank and Trust Company of Illinois, Not
Individual, but solely treated under Trust
10-1988
Attest: Carl R. Keith
Assistant Trust Officer

Exhibit "A" to

Deed for Unit 3-8 in 2814 N. Sheffield, Chicago, IL 60657

Grantor 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 successor and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

This (and any such similar) deed now or hereafter 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.

And, the terms and provisions of the declaration covenants conditions restrictions and reciprocal easement for 2814 and 2816 N. Sheffield Avenue, Chicago, IL recorded as document(s) number 9 7 6 3 6 9 2 1 and 9 7 6 3 6 9 2 0 setting forth easements in favor of the commercial property, as therein defined, easements in favor of the residential property as therein defined, services, structural support, insurance, arbitration, estoppel certificates, and other matters relating to the efficient operation of the property and other property same as though the provisions of said document were recited and stipulated at length herein.

This Property includes one garage space, as a limited common element as Space # P - 1 for parking and one Storage Space # S - __, for storage pursuant to the survey and subject to the same conditions and restrictions recited herein but with no representation or warranty of use or fitness for size or particular purpose.

It is understood and agreed that this and any deed (and the condominium) is exclusive of the commercial property .

This deed or instrument of conveyance is also subject to:

1. Real estate taxes not yet due and payable;
2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied;
3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quasi-public utilities, if any;
4. such other matters as to which the title insurer commits to insure against loss or damage;
5. matters of record;
6. limits of the limited warranty, if any, under which no representations have been made nor implied.

(ga/clos-doc)

00413421

Property of Cook County

Includes: one garage space, as limited common element space # 1 and one storage space # 2, delineated on the survey. EXCLUDES: Commercial Space(s), a separate parcel delineated by and pursuant to said survey, which is/are not conveyed herewith nor are they a part of the condominium nor are they a part of the limited or common elements there to. Commercial Space(s) are commonly known as 2814 N. Sheffield, Chicago, IL, subject to: the covenants, conditions, restrictions, easements, ingress, egress, use and enjoyment of the property as set forth in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2814-2816 N. Sheffield Ave., Chicago, IL recorded as Document No. 97636920.

2814 N. Sheffield, Unit 3-B, Chicago, IL, 60657
ELEMENTS, ALL IN COOK COUNTY ILLINOIS. "COMMONLY KNOWN AS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97636920, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION

UNIT 3-B IN THE LAKEVIEW PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
"PARTS OF LOTS 4 AND 5 IN SUBDIVISION OF BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN";
DEED FOR UNIT 3-B IN 2814 N. SHEFFIELD, CHICAGO, IL 60657
EXHIBIT "B" MADE THIS DEED TO THE