

98418528

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98-0697

The above space for recorder's use only

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This space for affixing Riders and Revenue Stamps

Document Number

THIS INDENTURE, made this 15TH day of MAY, 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 11TH day of DECEMBER 1997, and known as Trust Number 10-2173, party of the first part, and CHARLES F. MODICA

944 N. GRACE UNIT 944-A102 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.

Permanent Real Estate Index No. 14-20-212-004 AND 14-20-212-006

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

UNOFFICIAL COPY

COUNTY OF COOK
STATE OF ILLINOIS

98118523
§§. I, A. DENISE WICK a Notary Public in and
for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT
ROBERT G. HERSHENHORN

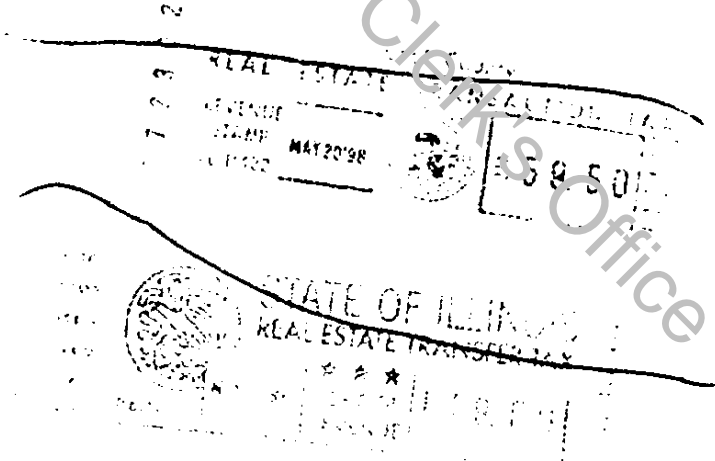
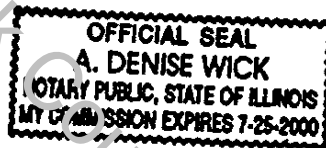
~~Assistant~~ Trust Officer of FIRST BANK and TRUST COMPANY OF
ILLINOIS, a banking corporation, and CARL R. RATH

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, respectively, ap-
peared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act of said bank-
ing 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.

Given under my hand and Notarial Seal

this 15TH day of MAY 19 98.

A. Denise Wick
Notary Public



944-54 W. GRACE STREET, CHICAGO, IL
944-A102 & PARKING UNIT #60

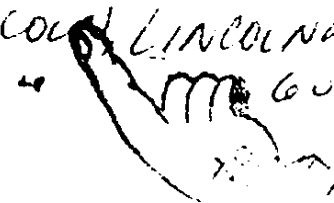
For information only insert street address of above described property.

THIS INSTRUMENT PREPARED BY:

FIRST BANK AND TRUST OF ILLINOIS

300 East Northwest Highway
Palatine, Illinois 60067

MAIL TO: HEIDI COLEMAN, 6865 N. LINCOLN, LINCOLNWOOD, IL



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EXHIBIT A

LEGAL DESCRIPTION

First Bank and Trust Company of Illinois, not
individually, but acting as trustee under Trust

No. 107175

By: 

Attest: 
Assistant Trust Officer

Unit 944-A102 and Parking Unit 60 as delineated on the Survey of the following described parcels of Real Estate:

PARCEL 1:

Lot 11, 12 and 13 in S.H. Kerfoot's Subdivision of the North West 1/4 of Block 7 in Laflin, Smith and Dyers Subdivision on the North East 1/4 (except 1.28 acres in the North East corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The West 1/4 of the South West 1/4 of Block 7 and also the West 100 feet of the East Three Quarters of the said South West 1/4 of said Block 7 (which said West 100 feet are otherwise known as Lot 3 in Stock's Subdivision of the East Three Quarters of the South West 1/4 of said Block 7): All in Laflin, Smith and Dyer's Subdivision of the North East 1/4 (except 1.28 acres in the North West corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian (excepting streets from both parts of the foregoing description) in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 28, 1998 with the Recorder of Deeds of Cook County, Illinois as Document # 98338746 together with the applicable undivided percentage interest in the Common Elements as shown on Exhibit B to the aforesaid Declaration of Condominium Ownership.

PERMITTED EXCEPTIONS

Subject only to the following: (a) general real estate taxes for the year 1997 and subsequent years; (b) public utility easements; (c) easements covenant and restrictions and building lines of record; (d) the Illinois Condominium Act and the City of Chicago Municipal Code, as amended from time to time; (e) terms, provisions, covenants, conditions and options contained in and rights and easements established by the aforesaid Declaration of Condominium Ownership; (f) applicable zoning and building laws and ordinances; (g) covenants, conditions, restrictions, easements, encroachments and agreements of record; (h) acts done or suffered by purchase or anyone claiming by through or under purchaser.

Grantor's beneficiary affirms that notice to the right of first refusal provided by the Illinois Condominium Act and the Municipal Code of Chicago was given to the tenant occupying the aforesaid unit(s) on the date that notice of intent to record the aforesaid Declaration of Condominium Ownership was given, and that said tenant either waived the right of first refusal or failed to exercise such right.

P.I.N. No.: 14-20-212-004
14-20-212-006

Common Address: 944-54 West Grace Street
Chicago, Illinois 60613