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TRUSTEE'S DEED

JOINT TENANCY

GNT 98-154

This indenture made this 18th day of April, 1998 between The Chicago Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of June 1988 and known as Trust Number 1102749, party of the first part, and

JAMES^P DUFF and SUCAN M. ROSE

98465245

7856/0209 48 001 Page 1 of 3
1998-06-03 15:37:02
Cook County Recorder 25.50

whose address is:

852 W. Waveland Ave., #1, Chicago, IL
60613

not as tenants in common, but as joint tenants, parties 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 CONVEY AND QUITCLAIM unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF;

3

Permanent Tax Number: See attached

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 17 1998
DEPT. OF REVENUE
0070100

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be 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.

The Chicago Trust Company,
as Trustee as Aforesaid

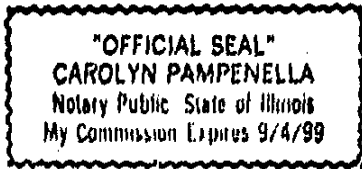


By: [Signature]
Assistant Vice President
Attest: [Signature]
Assistant Secretary

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of The Chicago Trust Company, Grantor, 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 the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of April, 1999



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
1334, 38, 42 & 48 S. Wabash Avenue
Unit 1334 D, Chicago, Illinois

This instrument was prepared by:
Carrie Cullinan Barth
The Chicago Trust Company
171 N. Clark Street ML09LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME JAMES P. O. MARK MACIASZ
ADDRESS 222 N. LA SALLE, SUITE 800 OR BOX NO. _____
CITY, STATE CHICAGO, IL 60601

COOK COUNTY
REAL ESTATE TRANSACTION TAX
11450
REVENUE STAMP JUN-1999

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
858.75

UNIT 1334 D IN FILMWORKS II CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 52.00 FEET OF LOT 2 (EXCEPT THE NORTH 16.89 FEET THEREOF); TOGETHER WITH THE EAST 52 FEET OF LOTS 3 AND 4, ALL IN BLOCK 10 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 52 FEET OF LOT 36 IN HARRINGTON'S ADDITION TO BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 12, 1995 AS DOCUMENT 95380567.

PINS: 17-22-103-027-0000; 17-22-103-028-0000; 17-22-103-029-0000; 17-22-103-030-0000; and 17-22-103-031-0000

COMMON ADDRESS: 1334, 1338, 1342 and 1346 South Wabash Avenue, Unit 1334 D, Chicago, Illinois 60605

SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public and utility easements or record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by purchaser.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

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