

DEPT-01 RECORDING

\$25.00

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#3250 # RC #-98-599036
COOK COUNTY RECORDER

The above space for recorder's use only

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THIS INDENTURE made this 9 TH day of JUNE, 19 98, 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 25TH day of APRIL, 19 96, and known as Trust Number 10-2033, party of the first part, and RENEE M. FANGMAN

3725-3721 N. SHEFFIELD #C-3 of CHICAGO, IL 60657 parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 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: UNIT C-3 (NE) & P-6, IN WRIGLEY VIEW PLACE CONDOMINIUM, (3721-25 N. SHEFFIELD CONDOMINIUM ASSOCIATION) AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9&10 IN BLOCK 5 IN BUCKINGHAM'S SECOND ADDITION TO LAKE VIEW IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98425637, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. Permanent Real Estate Index No. 14-20-220-012 AND 14-20-220-013

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

Notary Public for affixing Seal and Revenue Stamp

Document Number 98599036

UNOFFICIAL COPY

COUNTY OF COOK
STATE OF ILLINOIS

SS. 1.

Chris Koritko

a Notary Public in and

for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

Robert G. Herzhorn

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and *Carl R. Ratz*

, 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, appeared 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 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.

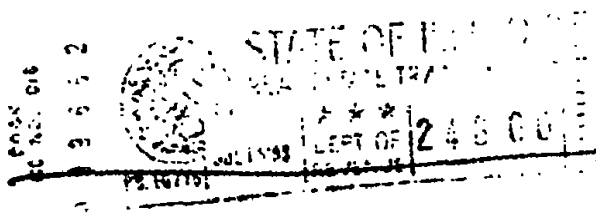
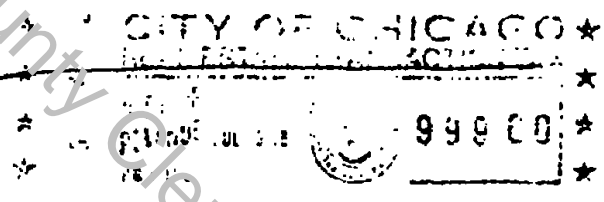
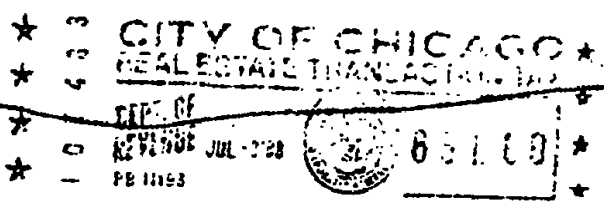
Given under my hand and Notarial Seal

this *9th* day of *July* 19*98*

Chris Koritko
Notary Public



98599036



3721 & 3725 N. SHEFFIELD, CHICAGO, IL
(UNIT C-3 N E) & P-6)

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

For information only insert street address of above described property.

REPAY TO: *Dawn L. Boldwin*
35 E. Wacker Dr
Chicago, IL 60601
Suite 1750

UNOFFICIAL COPY

Exhibit "A" to Deed

(3721-3725 N. Sheffield, Chicago, IL 60657

Unit(s) Unit C-3 (N E) & P-6):

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 therein.

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.

This Property includes space on Unit # P-6 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.

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 under which no representations have been made nor implied and none relied on.

LEGAL DESCRIPTION:

UNITS Unit C-3 (N E) AND P-6 , IN WRIGLEY VIEW PLACE CONDOMINIUM, (3721-25 N. SHEFFIELD CONDOMINIUM ASSOCIATION) AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9 & 10 IN BLOCK 5 IN BUCKINGHAM'S SECOND ADDITION TO LAKE VIEW IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9 8 4 2 5 6 3 7 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-20-220-012 AND -013 TO BE REDIVIDED COMMONLY KNOWN AS 3721 - 3725 N. SHEFFIELD, CHICAGO, IL 60657
Unit(s) Unit C-3 (N E) & P-6

98599036

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Property of Cook County Clerk's Office