

TRUSTEE'S DEED

UNOFFICIAL COPY

98779228

96-041190A

MAIL RECORDED DEED TO:

9671/0051 48 001 Page 1 of 3  
1998-09-01 10:05:54  
Cook County Recorder 25.50

*Karacic + Daffada*  
*161 N. Clark St #8500*  
*Chicago, IL 60601*

OR: Recorder's Office Box  
Number \_\_\_\_\_

Send Subsequent Tax Bills To:  
*Joseph W. Gembala*  
*161 W. Harrison St. #1007*  
*Chicago, IL 60607*

(The Above Space For Recorder's Use Only)

THIS INDENTURE, made this 24th day of August, 1998, between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, as Trustee under the provisions of a deed (s) in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 19th day of July, 1993 and known as Trust No. 1-2212 party of the first part,

*Laurer B. Whipple, an unmarried woman, and*  
*Joseph W. Gembala, an unmarried man*  
*7500 Highway 1, #161*  
*St Louis Park, MN 55436*

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and not  
as Tenants in Common,

(Name and Address of Grantee)

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths-----  
-----(\$10.00) Dollars, 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:

SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereto belonging.

Lawyers Title Insurance Corporation

Permanent Real Estate Index Number(s): 17-16-402-024-0000 & 17-16-402-025-0000

Address(es) of Real Estate: 161 W. Harrison Street, Unit 1007, Chicago, IL 60607

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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 and/or mortgages upon said real estate, if any, recorded or registered in said county.

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071957

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP AUG31'98  
NO. 11425  
11750

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP AUG12'98  
NO. 11425  
08125

BRIDGEVIEW BANK AND TRUST  
7940 South Harlem Avenue  
Bridgeview, Illinois 60455

Barbara A. Hasler

This instrument was prepared by:

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP AUG12'98  
NO. 11425  
08125

Notary Public

*Barbara A. Hasler*

Given under my hand and notarial seal this 24th of August, 1998.

"OFFICIAL SEAL"  
BARBARA A. HASLER  
Notary Public, State of Illinois  
My Commission Expires 5/21/99

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify, that the above named Trust Officer and Vice President of Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

STATE OF ILLINOIS  
COOK COUNTY

SS

By *[Signature]*  
as Trustee as aforesaid  
BRIDGEVIEW BANK AND TRUST  
Trust Officer  
Attest *[Signature]*  
LOAN OFFICER - Vice President

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
AUG31'98  
NO. 11425  
235.00  
RR 10750

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 its Trust Officer and attested by its Vice President, the day and year first above written.

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## EXHIBIT A

### Legal Description

Unit 1007 and PB-22, in the Market Square Lofts Condominium as delineated on a survey of the following described real estate: PARCEL 1: Lot 2 (except the West 4 feet) and Lot 5 (except the West 4 feet) and Lot 8 (except the West 4 feet) in Subdivision of Block 101 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: Lot 11 (except the West 4 feet) and the North 2/3 of Lot 14 (except the South 22.3 feet and except the West 4 feet thereof) in Block 101 in School Section Addition to Chicago, all in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as Document Number 97225742, as amended from time to time, together with its undivided percentage interest in the common elements.

Permanent Index No. 17-16-402-024, 17-16-402-025

Known As: Unit 1007 and PB-22, 161 W. Harrison Street, Chicago, Illinois 60607

**SUBJECT TO:** (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Condominium Declaration; (d) applicable zoning and building laws and ordinances; (e) encroachments (none of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer as hereinafter defined is willing to insure over without costs to Purchaser.

Grantor also hereby grants to the 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, as 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.

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Property of Cook County Clerk's Office