

TRUSTEE'S DEED

1998-09-10 14:03:52
Cook County Recorder

The above space for recorder's use only

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CTF 7752529 DB Kpa 1 all

This space for affixing Stamps and Revenue Stamp

Document Number

THIS INDENTURE, made this 18TH day of AUGUST, 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 8TH day of JULY, 1996, and known as Trust Number 10-2049, party of the first part, and Delia C. ...

2475 N. LINCOLN AVE. UNIT C-10 CHICAGO, ILLINOIS 60614-----parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS 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:

UNIT C-1 AND PARKING #P-13 IN LINCOLN PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE ON ATTACHED EXHIBIT "A" AND PER THE DECLARATION OF CONDOMINIUM AND BASEMENTS RECORDED AS DOCUMENTS NUMBER 98633671 & 98633672, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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

Permanent Real Estate Index No. 14-29-424-001, 14-24-424-001

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

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99808966

COUNTY OF COOK
STATE OF ILLINOIS

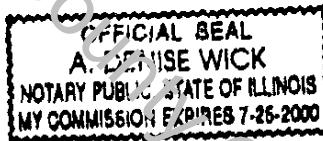
SS.

I, A. Denise Wick a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT

Robert G. Hershman
~~Trust Officer~~ Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and Carl B. 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,
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.

Given under my hand and Notarial Seal this 18th day of August, 19 98

A. Denise Wick
Notary Public



Exempt under provisions of Paragraph I, Section 6,
Real Estate Transfer Act, City of Chicago, County of Cook,
State of Ill.
9-10-98 Date
Subscribed Buyer, Seller or Representative

2475 N. Lincoln Ave (AKA
845 WEST ALTGELD) UNIT C-1 AND P-13
CHICAGO, ILLINOIS 60614

For information only insert street
address of above described property.

Please Return Recorded

To: A.L.L.C.
2501 N. Lincoln #225
Chicago, IL 60614

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

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Exhibit "A" to Deed (for 845 W. Altgeld, Chicago, IL 60614 for Unit(s): Unit C-1 & # P - 13 :

Grantor hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the 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 deed now (and 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 deed includes the "commercial space(s)" which is a separate parcel delineated by the survey exhibit "B" and commonly known as 2475 N. Lincoln Ave. This deed is subject to the covenants, conditions, restrictions, easements, and quiet use and enjoyment of said excluded commercial spaces parcel as set forth in the Decelerations of Covenants, Conditions and Restrictions and the Reciprocal Easements recorded as Document No. 98633672 & 98633671. This includes parking space # # P - 13 pursuant to Parcel 2, below and subject to the same conditions and restrictions hereto but with no representation or warranty of use or fitness or size for any 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(s) under which no representations have been made nor implied and none relied on.

LEGAL DESCRIPTION (s):

Parcel 1: UNIT Unit C-1 AND # P - 13 , IN LINCOLN PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 & 2 IN QUEENY'S SUBDIVISION OF LOTS 11, 12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL., WHICH SURVEY IS ATTACHED AS EXHIBIT " B " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98633671 & 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF # P - 13 , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AND RECORDED WITH THE DECLARATION AFORESAID IN Parcel 1 ABOVE. PERMANENT INDEX NUMBERS: 14-29-424-001 AND -002. COMMONLY KNOWN AS 845 W. Altgeld, Chicago, IL 60614 Unit C-1

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Please Return Recorded To:
A.L.L.C.
2501 N. Lincoln #225,
Chicago, IL. 60614.

CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007752529 DB

STREET ADDRESS: 2475 N. LINCOLN C-1

C-1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-29-424-001-0000

LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ONLY INCLUDING THEREOF THE COMMERCIAL PART OF THE BUILDING LABELED AS C-1, HEREAFTER; PARCELS 1 AND 2:

PARCEL 2 (FIRST FLOOR): A PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING 17.54 FEET ABOVE HORIZONTAL PLANE AND 30.30 FEET BELOW HORIZONTAL PLANE CITY OF CHICAGO DATUM AND AT A POINT ON FINISHED SURFACE OF INTERIOR WALLS OF A 4 STORY BRICK COMMONLY KNOWN AS 845 WEST ALTGELD STREET, WHICH IS THE MOST SOUTHERLY INTERIOR CORNER OF SAID BUILDING; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 59.00 FEET; THENCE PERPENDICULAR TO THE LAST DESCRIBED COURSE, ALONG THE INTERIOR WALL, A DISTANCE OF 0.35 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.63 FEET; THENCE NORTHEASTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 1.78 FEET; THENCE EAST ALONG THE NORTH INTERIOR WALL OF SAID 4 STORY BRICK BUILDING, A DISTANCE OF 60.43 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.33 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 3.72 FEET; THENCE WEST ALONG THE INTERIOR WALL, A DISTANCE OF 4.75 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.48 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 2.04 FEET; THENCE SOUTHEASTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.53 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.6 FEET; THENCE SOUTHEASTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 59.00 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.89 FEET TO THE POINT OF BEGINNING.

PARCEL 1 (BASEMENT): A PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 9.91 FEET ABOVE HORIZONTAL PLANE AND 16.19 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM AND AT A POINT ON FINISHED SURFACE OF INTERIOR WALLS OF 4 STORY BRICK COMMONLY KNOWN AS 845 WEST ALTGELD STREET WHICH IS THE MOST NORTHWESTERLY INTERIOR CORNER OF SAID BUILDING; THENCE EAST ALONG THE NORTH INTERIOR WALL OF SAID BUILDING; A DISTANCE OF 60.85 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.75 FEET; THENCE

03/24/18

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CHICAGO TITLE INSURANCE COMPANY

94809966

ORDER NUMBER: 1401 007752529 DB

STREET ADDRESS: 2475 N. LINCOLN C-1

C-1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-29-424-001-0000

LEGAL DESCRIPTION:

SOUTHWESTERLY ALONG THE INTERIOR WALL A DISTANCE OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.90 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.25 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 11.10 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY INTERIOR WALL OF SAID 4 STORY BRICK BUILDING, A DISTANCE OF 33.94 FEET TO THE POINT OF BEGINNING.

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