

UNOFFICIAL COPY



98975151

TRUSTEE'S DEED

98975151

DEPT-01 RECORDING 427.00
 T#0000 TRAN 0821 10/29/98 12:14:00
 48928 † CG * -98-975151
 COOK COUNTY RECORDER

7734426
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THIS INSTRUMENT, made this 12th day of June, 1998, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 7th day of April, 1997, and known as Trust No. 97-1773, party of the first part, and JENNIFER A. SIFTON, a single person, of 2109 Bissell, Chicago, Illinois 60614, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, JENNIFER A. SIFTON, a single person, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

P.I.N. 17-06-411-026-0000 and 17-06-411-027-0000 (both undivided)

Commonly known as 1060 North Marshfield, Unit 3S, Chicago, Illinois 60622

Subject to easements, covenants, conditions and restrictions of record, if any.
 Subject to general real estate taxes for 1998 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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 trust 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.

BOX 333-CTI

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CD. NO. 015
282960
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 27 '98 DEPT. OF REVENUE
P.B. 10686 256.00

30834
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT 27 '98
P.B. 11424 129.00

99975151

★ 071364
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 27 '98 ★
★ P.B. 11187 ★
★ 960.00 ★

★ 12
★ 15
★ 13
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 27 '98 ★
★ P.B. 11187 ★
★ 960.00 ★

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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.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By
Attest

Joan Micka
[Signature]

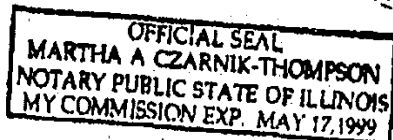
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Micka
6734 Jolie Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 12th day of June, 1998.



Martha A Czarnik-Thompson
Notary Public

D Name
E
L Street
J
V City
E
R Or:
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

1060 N. Marshfield, Unit 3S
Chicago, IL 60622

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LEGAL DESCRIPTION

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PARCEL 1:

UNIT 3S IN THE 1060 NORTH MARSHFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 7 IN SUBDIVISION OF BLOCKS 5, 6 AND 7 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 98325178; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 98325178.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress, pursuant to Section 5 of the Declaration; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1060 North Marshfield Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, as set forth in Section 5 of the Declaration and other encroachments, if any, if insured over by Title Insurer; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HER 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 SUCCESSORS AND ASSIGNS, THE 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.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-06-411-026-0000 and 17-06-411-027-0000 (both undivided)
Address of Real Estate: 1060 North Marshfield, Unit 3S, Chicago, Illinois 60622

This instrument was prepared by Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601

MAIL TO:

Cherie Thompson, Esq.
19 South LaSalle, Suite 1400
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Jennifer A. Sifton
1060 North Marshfield, Unit 3S
Chicago, Illinois 60622